



An
Bord
Pleanála

Board Direction
BD-000094-18
ABP-300007-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/03/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is a policy of the current Mayo County Development Plan "*to support the sustainable development of the countryside and rural villages in the County,*" (P-06). This policy is considered reasonable. The proposed development for a suburban style dwelling in a rural area in close proximity to the settlement of Crossmolina, would contravene the above policy and would further blur the distinction between the settlement and surrounding rural hinterland. Furthermore, the proposed development, taken in conjunction with existing development in the area, would constitute an excessive density of suburban-type dwellings in a rural area, which would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the areas.
2. is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would, therefore, result in a risk of pollution and would be prejudicial to public health.

Notes:

The Board noted the request for costs under section 145 of the Planning and Development Act as submitted by An Taisce, the appellant and decided in this instance not to award costs in accordance with the following reasons and considerations

Having regard to the nature of the planning application and the appeal, to the issues arising, to the grounds of appeal and to the decision of the Board, the Board considered that it not be appropriate to direct the payment of compensation for expenses occasioned by An Taisce in relation to this appeal.

Board Member

Date: 16/03/2018

Michelle Fagan