



An  
Bord  
Pleanála

**Board Direction**  
**BD-000319-18**  
**ABP-300295-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> May, 2018.

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

### **Reasons and Considerations**

The proposed development is located on lands zoned residential Phase 2 in the Louisburgh Local Area Plan, incorporated into the Mayo County Development Plan 2014-2020. Objective O-07 of the Plan provides that new residential development shall only be considered on Phase 2 lands where 70% of Phase 1 lands have been fully developed or overriding justification for development of Phase 2 lands has been established based on changed circumstances necessitating the release of additional lands. As the Board is not satisfied that it has been demonstrated that either case applies, it is considered that the proposed development would materially contravene an objective indicated in the Louisburgh Local Area Plan, incorporated into the Mayo County Development Plan 2014-2020, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/05/2018

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Terry Ó Niadh

**Note:**

The Board noted a number of concerns set out in the Inspector's report, including flooding, but in light of the substantive reason for refusal decided not to raise these issues with the parties.