



An
Bord
Pleanála

Board Direction
BD-003149-19
ABP-303673-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2019.

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

Reasons and Considerations

1. The proposal would provide for a mixed-use development which includes the provision of 2 no. residential units in an area defined as Structurally Weak within the Mayo County Development Plan. Given that there is a general presumption within this development plan, as per Section 2.3, against multi-unit residential developments in rural areas outside serviced towns and villages, the proposal would result in a development that is heavily reliant on private car transport and as such would also be contrary the proper planning and sustainable development of the area.
2. On the basis of the information submitted with the application and the appeal, the observation of a high-water table and the ground conditions observed under foot during site inspection, the Board is not satisfied that there is sufficient evidence presented to demonstrate that the subject site is suitable for the safe disposal of foul effluent arising from the proposed development. Accordingly, it is considered that the proposed development would be prejudicial to public health, would give rise to a serious risk of water pollution and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/05/2019

Dave Walsh