



An
Bord
Pleanála

Board Direction
BD-003970-19
ABP-303743-19

The submissions on this file (including the responses of the parties to the Board's s.137 notice of 12/07/2019) and the Inspector's report were considered at a further Board meeting held on 04/09/2019.

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

Reasons and Considerations

1. It is considered that the development proposed to be retained and completed would give rise to a residential development that is heavily reliant on the private car in a rural area removed from the Key Town of Louisburgh, where high residential vacancy rates have been recorded and the viability of the town has been identified as in need of regeneration. It is the policy of the Mayo County Development Plan 2014-2020 to ensure the sustainable development of the Linked Hub and Key Towns in the County, and to manage development outside these towns in a way that ensures the viability of rural communities. This policy is considered reasonable. Furthermore, the subject site is located in a rural area where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the proposed development would not negatively impact the

viability of Louisburgh. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained and completed, by virtue of its siting in an elevated upland site, where there is little in the way of vegetative screening, would result in a visually obtrusive development within the landscape which would interfere with the character of the landscape which it is necessary to preserve, would have a serious negative impact upon the visual amenities of the surrounding rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 04/09/2019

John Connolly