



An
Bord
Pleanála

Board Direction
BD-005098-20
ABP-305240-19

The submissions on this file and the Inspector's report were considered at Board meetings held on 18/12/19 and 06/02/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed density of the scheme, at approximately 13 units per hectare on a site of just over 0.7 hectares and with a defined central roadway which could facilitate an increased number of dwellings, it is considered that this density is not sufficient to provide for an acceptable efficiency in the utilisation of serviced zoned residential land, within the development boundary of Castlebar, which is designated as a linked Hub in the settlement hierarchy set out in the Mayo County Development Plan 2014-2020, on a site which is proximate to the town centre with established social, community and commercial services. The proposed development would therefore be contrary to the provisions of the, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in May 2009, in which it indicates that increased densities should be encouraged on residentially zoned lands. Furthermore, it is considered that having regard to the location and nature of the zoned, serviced site, proximate to the town centre and surrounded on all sides by established built form, the proposed development, would not be consistent with National Policy Objective 35 as set out in the National Planning Framework published by the Government of Ireland in 2018, which seeks

to increase residential density in settlements through a range of measures including infill development schemes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board disagreed with the Inspector's comment that the scale and layout of the proposed development is largely constrained and dictated by initial works including the partial provision of an estate access road, carried out on foot of a previous planning permission now expired, and considered that a more appropriate density of residential development could be provided within the subject site, incorporating the above mentioned elements. In addition, the Board considered the scheme, which provides for residential development at a density of some 13 dwellings per hectare, on a zoned serviced site within the development boundary of Castlebar, to be contrary to the spirit and intent of the 2009 Ministerial Guidelines, 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities'.

Board Member

Date: 06/02/2020

Chris McGarry