

**An  
Bord  
Pleanála**

**Board Direction  
BD-010191-22  
ABP-305995-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/03/2022.

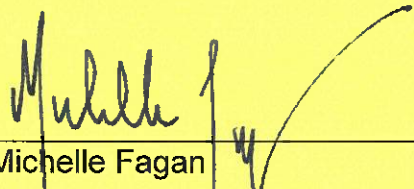
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. It is the policy of the Mayo County Development Plan 2014-2020 "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 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 area.

2. It 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 taken in conjunction with the level of existing development in the vicinity, therefore would result in a pollution risk and would be prejudicial to public health.

**Board Member**

  
Michelle Fagan

**Date:** 09/03/2022