



An
Bord
Pleanála

Board Direction
BD-005895-20
ABP-306400-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2020.

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

Reasons and Considerations

1. Having regard to the provisions of the Mayo County Development Plan 2014 – 2020 (which does not include any provision for an inner relief road through the site or adjoining lands to the north) and having regard to the inadequate provision for open space in the proposed development to cater for the needs of that development and the wider Glenfort Estate, it is considered that the proposed development would be premature pending preparation of a master plan for the subject site and the remaining zoned lands to the north, and would not be in accordance with proper planning and sustainable development.
2. Having regard to the evidence submitted as part of the application and appeal, the Board is not satisfied that the proposed development would not give rise to flooding of rear gardens of houses at the east of the site or of other areas within Glenfort, and consider that the proposed servicing of the site (both foul and surface water drainage) was substandard, and would not be in accordance with proper planning and sustainable development.

Note: The Board considered that the density proposed in this instance was insufficient with regard to national policy and would have to be addressed in the context of a masterplan for the total landholding.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 05/06/2020

Stephen Bohan