



An
Bord
Pleanála

Board Direction
BD-007581-21
ABP-308420-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/02/2021.

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 site is located along a minor road which is substandard by reason of vertical and horizontal alignment, at a point where sightlines are restricted in a northwest direction. In the absence of suitable proposals for the achievement of adequate sightlines from the proposed entrance, it is considered that the additional traffic turning movements generated by the development would endanger public safety by reason of traffic hazard and obstruction of road users.
2. Having regard to the soil conditions and high water-table observed on inspection of the site, the Board is not satisfied that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Note: The Board considered that, having regard to the location of the site in a “Rural Area under Strong Urban Pressure” and policy P-01 of the Mayo County Development Plan 2014 – 2020, which aims to manage development outside Key Towns including Westport, and to national policy, as set out in National Policy Objective 19 in the National Planning Framework, which aims to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, the Board is not satisfied, having regard to the documentation submitted with the application, that the applicants have established a demonstrable economic or social need for a new dwelling within this rural area. Taken in conjunction with existing development at this location, the proposed development would set an undesirable precedent for an excessive concentration of development in a rural area outside Westport, and would, therefore, be contrary to the proper planning and sustainable development of the area. The Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

Board Member

Date: 23/02/2021

Stephen Bohan