



An
Bord
Pleanála

Board Direction
BD-007595-21
ABP-308571-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2021.

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

Reasons and Considerations

1. Having regard to the location of the site in a "Rural Area under Strong Urban Pressure" as set out in the Mayo County Development Plan 2014 – 2020, 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 to live at this site within this rural area, or that the applicants' housing need could not be satisfactorily met within an established smaller town or village/settlement centre. It is considered that the applicants do not come within the scope of the housing need criteria for this type of rural area, as set out in the over-arching national policy, and that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located in close proximity to Regional Road R335, a designated Scenic Route as per the Mayo County Development Plan 2014 – 2020, from which highly scenic views of Croagh Patrick are to be preserved in accordance with objective VP-01 of the Development Plan. It is considered

that the proposed development would interfere with views to be preserved and, taken together with existing development to the west of the site, would constitute an excessive concentration of development, which would be seriously injurious to the rural character and scenic amenities of the area. It is considered, therefore, that the proposed development would contravene the objectives of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. 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.

Board Member

Date: 24/02/2021

Maria FitzGerald