

An  
Bord  
Pleanála

**Board Direction**  
**BD-010228-22**  
**ABP-309484-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

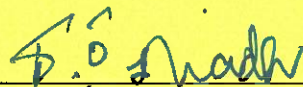
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

## 1.0 Reasons and Considerations

1. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May 2009, require a high-quality approach to the design of new housing. The proposed development, with a density of approximately 19 units per hectare, is considered substandard with regard to Section 6.11, which sets a target of 20-25 dwellings per hectare for such urban sites. It is considered that the proposed development would, therefore, conflict with provisions of the said guidelines and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is at risk of flooding. Policy FS-02 of the Mayo County Development Plan states that it is an objective of the council to incorporate "Sustainable Urban development Drainage Systems" as part of development proposals. The Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development is designed in accordance with Policy FS-02 and

the DEHLG/OPW Guidance on “The Planning System and Flood Risk Management- Guidelines for Planning Authorities” 2009 and as such could lead to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Terry Ó Niadh

**Date:** 14/03/2022