

An
Bord
Pleanála

Board Direction
BD-009778-22
ABP-310971-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2022.

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

Reasons and Considerations

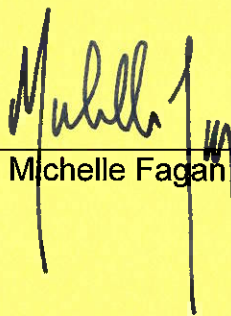
1. Having regard to the Core Strategy of the Mayo County Development Plan 2014-2020, which designates Westport as a Key Town and a natural extension to the Castlebar-Ballina Linked Hub, the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Department of Environment, Heritage, and Local Government, 2009), and Circular Letter NRUP 02/2021 issued by the Department of Housing, Local Government and Heritage, it is considered that the proposed development would constitute an insufficient level of density for this outer suburban location and would provide an inadequate variety of house types and sizes. The proposed development would, therefore, fail to provide a suitable quantum and range of housing to accommodate the residential population needs of the town and environs in accordance with Policy PP-01 of the Westport Town and Environs Development Plan 2010-2016 (as varied and extended), would constitute an inefficient use of zoned lands, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location and context of the site, and to:

- the layout of the proposed development and the absence of adequate proposals to resolve significant level differences on site,
- the scale, proportions and uniformity of the proposed house types, and the lack of architectural design character and detailing,
- the inappropriate orientation of the proposed houses to the public roads to the east and west of the site, and the inappropriate boundary treatment and building lines at the site's edges,
- the lack of adequate internal and external cycle linkages and the car-dominated nature of the scheme in terms road layout, width, surfacing, and the over-provision of car-parking space,
- the substandard design of open spaces in terms of scale, variety, intimacy, and the dominance of perimeter car-parking, and

it is considered that the proposed development would provide a substandard form of development for future occupiers in terms of residential amenity, would give rise to a poor standard of development, and would seriously detract from the character and pattern of development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 17/01/2022