

An
Bord
Pleanála

Board Direction
BD-012255-23
ABP-312134-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2023.

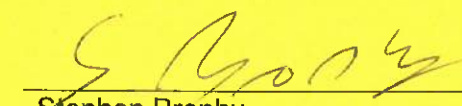
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Board considered that the proposed development would constitute an overdevelopment of the site and would be contrary to Section 2.7 of Volume 2 of the Mayo County Development Plan 2022-2028 ('Rural Housing Extensions') as the proposed amendments to the permitted extension increase the potential occupancy of the dwelling beyond the capacity of the proposed sewage treatment installation and the ability of the site to deal with this potential increase has not been demonstrated. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: the board considered the proposed extension to be sensitively designed in consideration of the site location and characteristics but noted that the proposed development brings the total accommodation on site to five double bedrooms and includes additional water intensive uses. The provided site assessment indicates that a sewage treatment system with a population equivalent capacity of eight is proposed and that no assessment has been carried out as to the feasibility of installation of a higher capacity system.

Board Member


Stephen Brophy

Date: 24/05/2023