



An
Bord
Pleanála

Board Direction
BD-014759-23
ABP-312337-21

The submissions on this file, the Inspector's report and addendum report were considered at a Board meeting held on 01/12/2023.

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 subject site is located within an area designated "Other Rural Areas" as identified in the Mayo County Development Plan 2022-2028. Furthermore, the site is located in an area that is designated as a Stronger Rural Area in the Sustainable Rural Housing Guidelines and in the National Planning Framework, where National Policy Objective 19 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated a genuine housing need to live in this rural area as required under the Mayo County Development Plan, the National Planning Framework and the Sustainable Rural Housing Guidelines. Specifically, it is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in RHP 4 of the Mayo County Development Plan, 2022 which makes specific reference to the

National Planning Guidance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the Planning Authority as set out within the current Development Plan to control urban generated sprawl. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of development in this open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board was not satisfied from the information provided that the proposed development would not endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in easterly and westerly directions in accordance with Mayo County Development Plan standards.

Board Member


Mick Long

Date: 01/12/2023