

An  
Bord  
Pleanála

**Board Direction**  
**BD-012433-23**  
**ABP-313116-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2023.

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

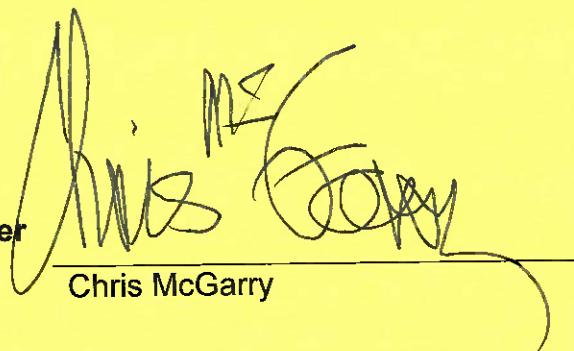
### **Reasons and Considerations**

1. It is the policy of the Mayo County Development Plan 2022-20228, (MTP28), in relation to lands adjoining Strategically Important Regional Roads to which speed limits greater than 60km /h apply, to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to Strategically Important Regional Roads, unless it can be demonstrated that the development is required for economic or social reasons and cannot be accessed from a non-Strategically Important Regional Road. The proposed development by itself and by the precedent which a grant of outline permission for it would set, would adversely affect the use of the R310, a strategically important regional road, would contravene materially the policy of the development plan and would, therefore be contrary to the proper planning and sustainable development of the area.
2. The site is located in an elevated position along a designated scenic route with scenic views. In addition, according to the Mayo County Development Plan 2022-2028, policy NEP14, it is policy to protect, enhance and contribute to the physical,

visual and scenic character of County Mayo and to preserve its unique landscape character. It is considered that the proposed development, including the provision of a dwelling and associated driveway in conjunction with the specific site characteristics including ground level changes, would contravene this policy and the proposed development would seriously injure the high scenic amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the soil conditions and high water table at the subject site, the Board is not satisfied, on the basis of the documentation submitted with the planning application and the appeal, that effluent from the development can be satisfactorily treated and or disposed of on site, notwithstanding the proposed use of a proprietary treatment system. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.
  
4. On the basis of the information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have significant effect on the River Moy SAC and Lough Conn and Lough Cillin SPA, or any other European site, in view of the site's conservation objectives. In such circumstances the Board is precluded from granting outline permission.

Board Member



Chris McGarry

Date: 13/06/2023