



An
Bord
Pleanála

Board Direction
BD-014287-23
ABP-314699-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 site is located on lands zoned Agriculture / High Amenity within the Westport Town and Environs Development Plan 2010-2016 as extended where the policy is to protect this area from development other than permitted agricultural uses and to protect the landscape character of this area. The site falls within the rural area under Strong Urban Pressure around Westport where in accordance with the Mayo County Development Plan 2022-2028 and National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, the policy is 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. The Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. The Board considers that the proposed development would contribute to the encroachment of random development in the area, would interfere with the character of the landscape at this location, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would contravene materially the zoning and development objectives of the development plan and would therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Mayo County Development Plan 2022-2028, the location of the site within a floodplain, flood zone A – High probability of flooding, where, in accordance with The Planning System and Flood Risk Management Guidelines 2009, development should be avoided and only considered in exceptional circumstances and where the justification test has been applied. The proposed development of a dwelling, a highly vulnerable development, within flood zone A would be contrary to the advice of the Planning Guidelines, would be prejudicial to public health, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

Date: 25/10/2023

Eamonn James Kelly