



An
Bord
Pleanála

Board Direction
BD-017271-24
ABP-315734-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2024.

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

Reasons and Considerations

Having regard to the observed site conditions, number of drainage ditches and number of residential dwellings in the vicinity, the Board is not satisfied on the basis of the submissions made with the application and appeal, and the responses received to the Section 132 and 137 notices issued dated 16th February 2024, that effluent from the development can be satisfactorily treated on site, notwithstanding the proposed use of a proprietary wastewater 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. Furthermore, given Objective RHO4 of the Mayo County Development Plan, 2022 – 2028, which seeks to ensure that proposals within Mayo's Coastal Areas and Lakeshores will be considered where the applicants can demonstrate that they satisfy servicing and environmental considerations, the Board is not satisfied, based on the observed site conditions, that effluent from the development can be satisfactorily treated on site and considers that the proposed development could increase the risk of water pollution. Accordingly, it is considered that the proposed development would be contrary to Objective RHO4 as it relates to servicing and environmental considerations, and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 19/08/2024