

An
Bord
Pleanála

Board Direction
BD-014732-23
ABP-316046-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2023.

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

Reasons and Considerations


1. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the housing need criteria as set out in Objective RHO1 of the Mayo County Development Plan 2022-208. The proposed development would, therefore, be contrary to the Mayo County Development Plan 2022-2028. Furthermore, taken in conjunction with the existing development in the vicinity, which is characterised by a proliferation of single dwellings, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would be contrary to the proper planning and sustainable development of the area.

2. Objective NEO 26 of the Mayo County Development Plan 2022-2028 requires that rural housing applications along Coastal Areas and Lakeshores must comply with the requirements set out in Objective RHO 4, which requires applicants to demonstrate a long-standing social link to the area concerned. The applicant has not submitted verifiable documentation to demonstrate that he has spent a period of his

life living in the area, and consequently has not demonstrated that he has a long standing social link to the area, as is required under Objective NEO 26 which in turn refers to Objective RHO4. It is therefore considered that the proposed development would be contrary to Objective NEO 26 of the Mayo County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

3. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member



Mary Henchy

Date: 29/11/2023