

An
Bord
Pleanála

Board Direction
BD-016300-24
ABP-317862-23

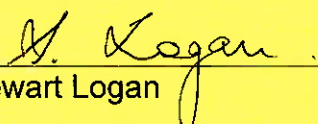
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

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 proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of one-off type rural dwellings and ribbon development in a rural area identified as under Strong Urban Influence within the Mayo County Development Plan 2022 – 2028. 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 be contrary to policy RHP 2, where Mayo County Council aims to support a balanced approach to rural development, retaining vibrancy, accommodating individuals functionally or socially part of the rural community, and directing housing demand into established rural settlements. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 20/05/2024

Note:

In making its decision the Board noted that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks and/or individual wastewater treatment systems in the area. The Board was not satisfied that the site would be capable of the satisfactory treatment of foul effluent arising from the dwelling and potentially giving rise to serious water pollution. However, given the substantial reason for refusal above, the Board decided not to pursue this issue further.