

An
Bord
Pleanála

Board Direction
BD-019892-25
ABP-321563-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2025.

The Board decided by majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

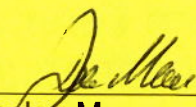
Reasons and Considerations

Having regard to the previously observed high water table on the appeal site and adjoining lands and to the design of the wastewater treatment plan, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding on the site or of property or the public road in the vicinity, contrary to Policy RHP 8 of the Mayo County Development Plan 2022-2028 where flood risk should be avoided for rural housing. Furthermore, having regard to the apparent high-water table at this location the Board is not satisfied that the site is suitable for the treatment and disposal of wastewater. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Note

The Board was not satisfied that the design of the proposed development, particularly the southern elevation of the proposed dwelling, fully complied with the Mayo Rural Housing Design Guidelines, but given the substantive reason for refusal decided not to pursue this new issue.

Board Member


Declan Moore

Date: 12/06/2025