

An
Bord
Pleanála

Board Direction
BD-019943-25
ABP-321876-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2025.

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 site zoning for 'Agriculture' on the part of the site where housing and a creche are proposed, under the Ballina Local Area Plan 2024 – 2030 the objective of which is "*To reserve land for agricultural and rural uses and to preserve the amenity of the town setting*" and noting that per the land use zoning matrix table, 'residential-multiple' is not normally permitted, and noting that the population targets of the core strategy could be exceeded by the residential development and that there is a failure to follow a concentric settlement pattern whereby there are available lands closer to the town centre that would be more suitable for residential development, the development would be contrary to the zoning objective for the site, the core strategy of the Mayo County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

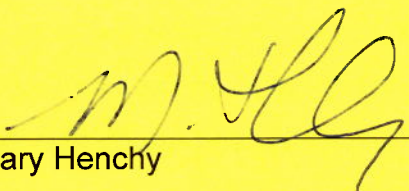
Note:

The Board considered because of the existing pattern of development, the housing mix proposed, the inclusion of a creche and the provision of a buffer zone the density proposed is acceptable.

The Board noted Otter is a qualifying interest of the River Moy SAC. Map 8 of the Conservation Objectives shows the proposed development site occurs outside Otter commuting of relevance to the SAC. The Board therefore considered the proposed development would not have implications for otter in a SAC and that its strict protection could be achieved through condition.

The Board noted the applicant was aware of the site's zoning and addressed this in the response to the appeal, therefore the Board did not consider it necessary to invite further submissions.

Board Member


Mary Henchy

Date: 13/06/2025