

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Mayo County

Planning Register Reference Number: 15/828

An Bord Pleanála Reference Number: PL 16.246179

APPEAL by Annette Casey and others of Saint Patrick's Academy, Woodville House, Islandeady, Castlebar, County Mayo against the decision made on the 5th day of February, 2016 by Mayo County Council to grant subject to conditions a permission to Maeve McCormack care of Michael Conway of Cashel, Ayle, Westport, County Mayo in accordance with plans and particulars lodged with the said council.

PROPOSED DEVELOPMENT: (1) Change of house type previously granted under planning register reference number P07/2751 and (2) domestic garage at Cloonan, Islandeady, Castlebar, County Mayo.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed house, by virtue of its height, depth and proportions and the extent of the existing roadside hedgerow that would need to be removed to provide access, would contravene the advice given in the Rural Housing Design Guidelines issued by the planning authority and incorporated into the Mayo County Development Plan 2014-2020. The proposed development would, therefore, seriously injure the rural character and visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the information submitted in connection with the application and the appeal, that the foul effluent that would be generated by the proposed development could be properly treated and disposed of on the site in accordance with the requirements set down in the Guidelines for Wastewater Treatment and Disposal Systems Serving Single Houses issued by the EPA in 2009. The proposed development would, therefore, be prejudicial to public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.