

Board Order PL 16.248728

Planning and Development Acts 2000 to 2017 Planning Authority: Mayo County Council Planning Register Reference Number: P16/736

Appeal by Mark and Eva McIntyre of Knockrooskey, Westport, County Mayo against the decision made on the 26th day of May, 2017 by Mayo County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse and domestic garage with septic tank and effluent treatment unit together with associated site works at Carrownaclea, Westport, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the location of the site within an Area Under Strong Urban Influence as designated in the Mayo County Development Plan 2014-2020 and where, in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is policy to distinguish between urban-generated and rural-generated housing need, and, having regard to the nature of employment of the applicants, a rural generated housing need for a house at this location has not been identified. The proposed development, in the absence of any identified rural-generated need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018