

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Mayo County

Planning Register Reference Number: P17/637

An Bord Pleanála Reference Number: ABP-300007-17

APPEAL by An Taisce, The National Trust for Ireland, Tailors' Hall, Back Lane, Dublin against the decision made on the 26th day of September, 2017 by Mayo County Council to grant subject to conditions a permission to Mark Reynolds care of Fox and Gallagher Limited of Teeling Street, Ballina, County Mayo.

PROPOSED DEVELOPMENT: Construction of one number dwelling house and wastewater treatment system with polishing filter, including all other ancillary site works and services at Fotish, Crossmolina, Ballina, 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. It is a policy of the current Mayo County Development Plan “to support the sustainable development of the countryside and rural villages in the County” (P-06). This policy is considered reasonable. The proposed development for a suburban style dwelling in a rural area in close proximity to the settlement of Crossmolina, would contravene the above policy and would further blur the distinction between the settlement and surrounding rural hinterland. Furthermore, the proposed development, taken in conjunction with existing development in the area, would constitute an excessive density of suburban-type dwellings in a rural area, which would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would, therefore, result in a risk pollution and would be prejudicial to public health.

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

Dated this day of 2018.