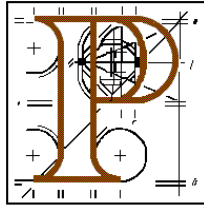


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Mayo County Council

Planning Register Reference Number: P16/710

An Bord Pleanála Reference Number: ABP-300295-17

APPEAL by Danny Walsh care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 27th day of October, 2017 by Mayo County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of Phase 2 of the estate known as Ceol na Mara. Phase 2 will consist of the construction of seven number additional dwellinghouses with connection to public services and ancillary site development works at Clooncarabaun, Louisburgh, 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

The proposed development is located on lands zoned residential Phase 2 in the Louisburgh Local Area Plan, incorporated into the Mayo County Development Plan 2014-2020. Objective O-07 of the Plan provides that new residential development shall only be considered on Phase 2 lands where 70% of Phase 1 lands have been fully developed or overriding justification for development of Phase 2 lands has been established based on changed circumstances necessitating the release of additional lands. As the Board is not satisfied that it has been demonstrated that either case applies, it is considered that the proposed development would materially contravene an objective indicated in the Louisburgh Local Area Plan, incorporated into the Mayo County Development Plan 2014-2020 and would, therefore, 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.