



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/460

APPEAL by Sylvia Nagle and Mark Jordan of Knockthomas, Castlebar, County Mayo against the decision made on the 1st day of August, 2018 by Mayo County Council to grant subject to conditions a permission to John Hughes care of Waldron and Associates of The Square, Claremorris, County Mayo.

Proposed Development Retention for subdivision of a dwelling house into three apartments and a storage shed together with all ancillary site works and services, all at Claiomh Solais, Knockthomas, Castlebar, 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 poor internal layout and scale of the apartments, limitations in access to natural light, as well as limitations in terms of access and design of communal open space, it is considered that the development to be retained constitutes overdevelopment of the site, would seriously injure the residential amenities of existing and future occupants, and is contrary to the provisions of the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March 2018, in particular Apartment 3, which is substandard in relation to the minimum size for a one bed apartment. The development overall, would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.