



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/1014

APPEAL by McConway Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 29th day of July, 2019 by Mayo County Council to refuse permission.

Proposed Development: Construct nine number detached dwellings with connection to public sewer including access road and associated site works at Watersville, Pontoon Road, 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 proposed density of the scheme, at approximately 13 units per hectare on a site of just over 0.7 hectares, and with a defined central roadway which could facilitate an increased number of dwellings, it is considered that this density is not sufficient to provide for an acceptable efficiency in the utilisation of serviced zoned residential land, within the development boundary of Castlebar, which is designated as a 'Linked Hub' in the Settlement Hierarchy as set out in the Mayo County Development Plan 2014-2020, on a site which is proximate to the town centre with established social, community and commercial services. The proposed development would, therefore, be contrary to the provisions of the 'Guidelines for Planning Authorities: Sustainable Residential Development in Urban Areas' issued by the Department of the Environment, Heritage and Local Government in May 2009, in which it indicates that increased densities should be encouraged on residentially zoned lands. Furthermore, it is considered that having regard to the location and nature of the zoned, serviced site, proximate to the town centre and surrounded on all sides by established built form, the proposed development, would not be consistent with National Policy Objective 35 as set out in the National Planning Framework issued by the Government of Ireland in 2018, which seeks to increase residential density in settlements through a range of measures including infill development schemes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board disagreed with the Inspector's comment that the scale and layout of the proposed development is largely constrained and dictated by initial works including the partial provision of an estate access road, carried out on foot of a previous planning permission now expired, and considered that a more appropriate density of residential development could be provided within the subject site, incorporating the above mentioned elements. Furthermore, the Board considered the scheme, which provides for residential development at a density of some 13 dwellings per hectare, on a zoned serviced site within the development boundary of Castlebar, to be contrary to the spirit and intent of the 2009 Ministerial 'Guidelines for Planning Authorities: Sustainable Residential Development in Urban Areas'.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020