

Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

Planning Register Reference Number: P19/435

APPEAL by Mark Reynolds of Church Road, Crossmolina, County Mayo against the decision made on the 29th day of October, 2019 by Mayo County Council to refuse permission.

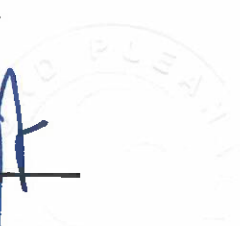
Proposed Development: The construction of one number dwelling house and wastewater treatment system with soil polishing filter, including all other ancillary site work and services at Fotish, Crossmolina, Ballina, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

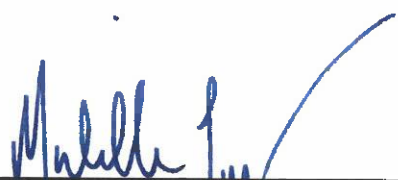
Matters Considered

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

1. It is the policy of the Mayo County Development Plan 2014-2020 “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 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 taken in conjunction with the level of existing development in the vicinity, therefore, would result in a pollution risk and would be prejudicial to public health.


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

Dated this 11th day of March 2022

