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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P18/995**

**APPEAL** by Glenfort Residents Association care of Finola Reilly of 64 Glenfort, Castlebar, County Mayo and by G and A McConway Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 12<sup>th</sup> day of December, 2019 by Mayo County Council to grant subject to conditions a permission to the said G and A McConway Limited.

**Proposed Development:** The construction of 33 number dwellinghouses consisting of 14 number three bedroom semi-detached units, eight number two bedroom terrace units and 11 number three bedroom terrace units, together with connection to all services, internal access road and all ancillary site development works at Garryduff, Castlebar, County Mayo. Further public notices were received by the planning authority on the 19<sup>th</sup> day of November, 2019.

**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. Having regard to the provisions of the Mayo County Development Plan 2014 – 2020 (which does not include any provision for an inner relief road through the site or adjoining lands to the north) and having regard to the inadequate provision for open space in the proposed development to cater for the needs of that development and the wider Glenfort Estate, it is considered that the proposed development would be premature pending preparation of a master plan for the subject site and the remaining zoned lands to the north, and would not be in accordance with the proper planning and sustainable development of the area.

2. Having regard to the information submitted with the planning application and the appeal, the Board is not satisfied that the proposed development would not give rise to flooding of rear gardens of houses at the east of the site or of other areas within Glenfort, and considered that the proposed servicing of the site (both foul and surface water drainage) would be substandard. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**