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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P20/515**

**APPEAL** by G & A McConway Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 26<sup>th</sup> day of January, 2021 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of 25 number dwelling houses consisting of six number two bedroom terrace units, six number three bedroom semi-detached units and 12 number three bedroom terrace units and one number four bedroom detached unit, together with connection to all services, internal access road and all ancillary site development work at Garryduff, 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**

1. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May 2009, require a high-quality approach to the design of new housing. The proposed development, with a density of approximately 19 units per hectare, is considered substandard with regard to Section 6.11 of the Mayo County Development Plan 2014-2020, which sets a target of 20-25 dwellings per hectare for such urban sites. It is considered that the proposed development would, therefore, conflict with provisions of the said guidelines and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is in an area which is at risk of flooding. Policy FS-02 of the Mayo County Development Plan states that it is an objective of the council to incorporate "Sustainable Urban Development Drainage Systems" as part of development proposals. The Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development is designed in accordance with Policy FS-02 and the Department of the Environment, Heritage and Local Government/Office of Public Works Guidance on "The Planning System and Flood Risk Management - Guidelines for Planning Authorities" in 2009 and as such could lead to a heightened risk of flooding either on the proposed development site itself, or on other lands. 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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Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 16<sup>th</sup> day of March, 2022.

