



An
Bord
Pleanála

Board Order
ABP-312337-21

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 21/639

Appeal by Tom Henry care of John Halligan Architects of Charlestown, County Mayo against the decision made on the 13th day of December, 2021 by Mayo County Council to refuse permission.

Proposed Development: Construction of a new dwelling and garage with proprietary treatment unit and infiltration system with all ancillary site works at Lavy More, Charlestown, County Mayo.

Decision

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

Reasons and Considerations

1. The subject site is located within an area designated Other Rural Areas as identified in the Mayo County Development Plan 2022-2028. Furthermore, the site is located in an area that is designated as a Stronger Rural Area in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in the National Planning Framework (2018) where National Policy Objective 19 aims to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a genuine housing need to live in this rural area as required under the development plan, the National Planning Framework and the Sustainable Rural Housing Guidelines. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan, specifically Rural Housing Policy RHP 4 which makes specific reference to the Sustainable Rural Housing Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority, as set out in the current development plan, to control urban generated sprawl. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of development in this open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, based on the information provided in the planning application and the appeal, that the proposed development would not endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on a local road at a point where sightlines are restricted in easterly and westerly directions in accordance with Mayo County Development Plan standards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *7th* day of *December* 2023.