



An
Bord
Pleanála

Board Order
ABP-315914-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P22/1062

APPEAL by Simon Oliphant care of Micheál Sheridan Engineering and Design Limited of Unit 6, Westport Business Park, Lodge Road, Westport, County Mayo against the decision made on the 1st day of February, 2023 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Construct 28 residential units comprising of five number two bed detached single storey houses, 19 number three bedroom detached two storey dormer houses and four number four bedroom detached two storey houses, along with all relevant private amenity infrastructure, connection to public services and all associated site works at Knockakeery, Aughagower, County Mayo.

Decision

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

Reasons and Considerations

1. The proposed development, comprising 28 number houses in a Rural Village where local infrastructure is not considered to be sufficiently developed to cater for development of the scale proposed, would materially contravene Objective RSVO 4 of the Mayo County Development Plan 2022-2028, which specifically provides that housing development within Rural Villages is limited to individual multi-house developments of up to 12 houses, or 10% of the existing housing stock, unless it can be demonstrated that local infrastructure is sufficiently developed to cater for a larger residential development. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, due to its design, scale and the overall number of houses proposed on a prominent site at the edge of a small village, would constitute inappropriate development that would be incongruous with the prevailing residential density in the area, inconsistent with the character of the village, overbearing and would seriously injure the amenity of the area. The proposed development would, therefore, conflict with Objective RSVO 3 of the Mayo County Development Plan 2022-2028 which provides that residential development within rural villages should be commensurate with the nature and scale of the particular rural village or settlement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development, comprising 28 number houses, would result in a significant increase in traffic movements within the village and also comprises modifications to a road layout, specifically where car parking is proposed alongside the local road. It is considered that in the absence of a Road Safety Audit, it has not been demonstrated that the proposed development would not result in traffic hazards for road users and future residents within the scheme.
4. Having regard to the proximity of the site to a cluster of Recorded Monuments and to the scale of the proposed development, it is considered that the archaeological potential of the site is such that any development of the site in advance of a comprehensive archaeological assessment, carried out to the requirements of the appropriate authorities, would be premature and would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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

Dated this 23rd day of  2024.