

An
Bord
Pleanála

Board Order ABP-316046-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

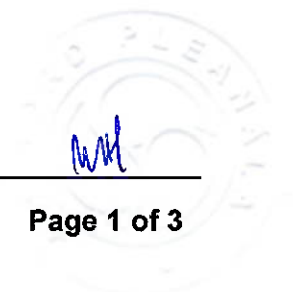
Planning Register Reference Number: 22/1119

Appeal by Peter Gill care of Keith O'Connell of Cox's Yard, Distillery Road, Westport, County Mayo against the decision made on the 16th day of February, 2023 by Mayo County Council to refuse permission.

Proposed Development: Construction of a private dwellinghouse, domestic garage, proprietary effluent treatment system and soil polishing filter together with all ancillary site works, all at Thornhill, Murrisk, Westport, County Mayo.

Decision

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



Reasons and Considerations

1. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the housing need criteria as set out in Objective RHO1 of the Mayo County Development Plan 2022-2028. The proposed development would be contrary to the Mayo County Development Plan 2022-2028. Furthermore, taken in conjunction with the existing development in the vicinity, which is characterised by a proliferation of single dwellings, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective NEO 26 of the Mayo County Development Plan 2022-2028 requires that rural housing applications along Coastal Areas and Lakeshores must comply with the requirements set out in Objective RHO4, which requires applicants to demonstrate a long-standing social link to the area concerned. The applicant has not submitted verifiable documentation to demonstrate that he has spent a period of his life living in the area and, consequently, has not demonstrated that he has a long-standing social link to the area, as is required under Objective NEO 26, which in turn refers to Objective RHO4. It is considered that the proposed development would be contrary to Objective NEO 26 of the Mayo County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



M. Henchy

Mary Henchy

Member of An Bord Pleanála

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

Dated this *4th* day of *December* 2023.