

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 22/1151

APPEAL by Sean, Natasha and Richard Noone of Rathkip, Ballina, County Mayo against the decision made on the 3rd day of August, 2023 by Mayo County Council to grant subject to conditions a permission to Maeve Moyles and Johnathan Melia care of Seamus Glacken Consulting Engineers Limited of 13 Ridgepool Village, Ballina, County Mayo.

Proposed Development Construction of a dwelling house and domestic garage with proprietary effluent treatment system and all associated site works, all at Shanaghy, Rathkip, Ballina, County Mayo.

Decision

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

Reasons and Considerations

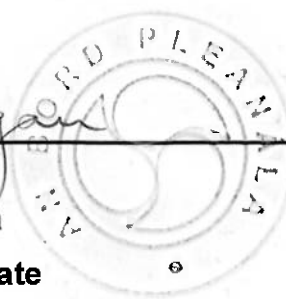
The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of one-off type rural dwellings and ribbon development in a rural area identified as being under 'Strong Urban Influence' within the Mayo County Development Plan 2022 – 2028. 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 be contrary to Policy RHP 2, where Mayo County Council aims to support a balanced approach to rural development, retaining vibrancy, accommodating individuals functionally or socially as part of the rural community, and directing housing demand into established rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

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



Dated this *22nd* day of *May* 2024.

