



An
Bord
Pleanála

Board Order ABP-321563-24

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P24/60555

Appeal by Peter Bayne of Liss, Shrulue, County Mayo against the decision made on the 29th day of November, 2024 by Mayo County Council to grant permission, subject to conditions, to Mary Jane Craddock care of Patrick J Newell of Oaklands, Headford, County Galway for the proposed development.

Proposed Development: Construction of a serviced dwelling, an effluent treatment system and a garage/shed together with all associated services at Cregnanagh, Kilmaine, County Mayo.

Decision

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

Reasons and Considerations

Having regard to the previously observed high water table on the appeal site and adjoining lands and to the design of the wastewater treatment plant, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding on the site, or of property, or the public road in the vicinity, contrary to Policy RHP 8 as relates to Rural Housing Policies of the Mayo County Development Plan 2022-2028 where flood risk should be avoided for rural housing. Furthermore, having regard to the apparent high-water table at this location the Board is not satisfied that the site is suitable for the treatment and disposal of wastewater. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 16th day of JUNE 2025.