

An
Bord
Pleanála

Board Direction
BD-019898-25
ABP-321880-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2025.

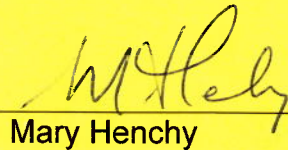
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The applicant has not demonstrated to the satisfaction of the Board that the existing septic tank and percolation area has the capacity, and is appropriately designed, to accommodate the granny flat proposed to be retained. The development proposed to be retained would, therefore, be prejudicial to public health.
2. It is considered that the design and finishes of the development proposed to be retained would be contrary to Section 2.9.4 (Volume 2: Development Management Standards) of the Mayo County Development Plan 2022-2028 as the structure neither reflects the design and finishes of the existing structure on site nor is it of a high quality contemporary and innovative design. The development proposed to be retained would contravene the development plan requirements for ancillary buildings and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not concur with the Inspector conclusion and recommendation. The Board was not satisfied from the information on the file that the existing septic tank has capacity to accommodate the additional development. The Board also considered the design and finish of the structure did not accord with the quality of design stipulated in the Development Plan. The Board therefore considered permission should be refused.

Board Member



Mary Henchy

Date: 10/06/2025