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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P19/772**

**APPEAL** by Educate Together care of Axo Architects of Ellison Street, Castlebar, County Mayo against the decision made on the 20<sup>th</sup> day of November, 2019 by Mayo County Council to refuse permission.

**Proposed Development:** Change of use of the former social welfare offices to primary school education use, together with the construction of an extension, modifications to existing building and site and all associated site works at Prospect Avenue, Westport, County Mayo.

**Decision**

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

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the nature of the proposed use, the site characteristics which do not allow for any parking or servicing access within the subject site itself, the character of the surrounding street network, including the adjoining local road which is a cul-de-sac with no turning area at its terminal point, the topography of the wider area, the absence of confirmed proposals for drop off and pick up and general access arrangements including street parking modifications and footpath provision, which are in any event not within the power of the applicant to achieve, it is considered that 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.

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

**Dated this            day of            2020.**