



An  
Bord  
Pleanála

**Board Direction**  
**BD-002054-19**  
**ABP-302381-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The site is located on a narrow local road where adequate sightlines cannot be achieved without the removal of an existing boundary hedgerow and stone wall. It is therefore considered that the proposed development would endanger public safety by reason of traffic hazard arising from the additional traffic movements that would be generated on this substandard road, and, if sightlines were to be improved by the removal of the front boundary, would seriously injure the visual amenities of the area, in the light of the removal of the boundary and the elevated location of the proposed dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note 1:** The Board noted that the site is located in a Structurally Weak Rural Area, as set out in the Mayo County Development Plan 2014-2020, however, given the proximity of the proposed development in this rural area to the linked hub town of Ballina, the proposal would contravene policy P-01 and P-02 of Mayo County Development Plan 2014-2020 and undermine the settlement strategy for the county. Furthermore, the proposed development, taken in conjunction with existing development in the area, would militate against the preservation of the rural environment, and the efficient provision of public services and infrastructure, contrary

to policy P-06 of the Mayo County Development Plan 2014-2020. Having regard to the substantive reason for refusal and on the basis that this matter constituted a new issue the Board decided not to pursue the matter further.

**Note 2:** The Board further considered that the proposed development of this rural dwelling on elevated ground and the removal of the existing boundary would contribute to the encroachment of random rural development in the area, would form a discordant and obtrusive feature on the landscape. However, having regard to the substantive reason for refusal and on the basis that this matter constituted a new issue the Board decided not to pursue the matter further.

**Board Member**

**Date:** 08/01/2019

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Paul Hyde