



An
Bord
Pleanála

Board Direction
BD-005182-20
ABP-305747-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/02/2020.

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

Reasons and Considerations

1. Having regard to the layout of the proposed development, which incorporates a new vehicular access point onto a regional road (R335), which is listed as a Strategically Important Regional Road in the Mayo County Development Plan 2014-2020, where the speed limit is 80km per hour, and where sight visibility distances would be substandard, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. Furthermore, it is considered that the proposed development, incorporating a new vehicular access point at a location where sight visibility distances would be substandard, by itself and by the precedent which a grant of permission for it would set for other relevant development, would adversely affect the use of this major road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site in an area of high scenic amenity along a scenic route with views and prospects designated for protection in the Mayo County Development Plan 2014-2020 and the scale and significantly increased floor area of the proposed house entailing two-storeys, replacing a single-storey house, it is considered that the proposed development would form a discordant and obtrusive feature at this location, which would interfere with the character of the landscape and of the scenic views along this designated scenic route, and would be inconsistent with objectives LP-02, LP-03 and VP-01 of the Mayo County Development Plan 2014-2020, which seek to preserve and protect the scenic amenity of the county and the character of scenic areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/02/2020

Chris McGarry