



An
Bord
Pleanála

Board Direction
BD-012862-23
ABP-313505-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/07/2023.

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

Reasons and Considerations

Having regard to

1. Mayo County Development Plan 2022-2028 including policy MTP 26 to inter alia protect the safety of Strategically Important Regional Roads and objective NEO 25 to consider applications for development along Mayo's scenic routes that inter alia satisfy public safety,
2. the existing house and associated vehicle entrance, and the layout of the proposed three/four bedroom development utilising the existing vehicular access point, and
3. the applicable speed limit of 80 km/h on the Strategically Important Regional Road (R335),

the Board considered that the proposed development by reason of seriously substandard sight visibility distances would endanger public safety of this major road 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.

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 2022- 2028 and the scale of the proposed house entailing two-split level structures replacing a low profile 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 NEO 25 and NEO 26 of the Mayo County Development Plan 2022-2028, which seek to preserve and protect the scenic amenity character integrity and distinctiveness of scenic areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: While the Board noted the Inspector's assessment regarding objective RH 09 discouraging the demolition and replacement of traditional or vernacular rural houses in the Mayo County Development Plan 2022-2028, it decided not to raise the matter as a new issue given the substantive reasons for refusal.

Board Member

Eamonn James Kelly
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Date: 11/07/2023