



An
Bord
Pleanála

Board Direction
BD-019871-25
ABP-320282-24

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, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to Section 7.6 of Volume 2 of the Mayo County Development Plan 2022-2028 it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development which would generate on a local road at a point where sightlines are restricted in a south-westerly direction. The site of the proposed development is located within a 'Remaining Rural Area' as set out in the Mayo County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Mayo Rural Housing Design Guidelines. It is considered that having regard to the topography of the site, the positioning of the dwelling within the site, and the removal of the extensive length of the front dry stone wall boundary that the proposed development would militate against the preservation of the rural environment and would establish an undesirable precedent for other such located development in

the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Marie O'Connor

Date: 06/06/2025