

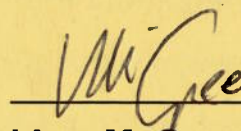
An
Coimisiún
Pleanála

Commission Direction
CD-000870
PL-501058-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10 July 2026.

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

Planning Commissioner:


Liam McGree

Date:

13th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the nature and scale of the proposed development, and its location along the edge of the public road, which is a designated Scenic Route in the Mayo County Development Plan 2022-2028, and its location immediately

adjacent to the curtilage of a neighbouring dwelling outside the ownership or control of the applicant, it is considered that the proposed development would be contrary to the Development Management Standards as set down in Section 10.1.1 (Siting) of Volume 2 of the Mayo County Development Plan 2022-2028 which requires that agricultural buildings be sited as unobtrusively as possible, that the finishes and colours used blend the development into its surroundings, that new agricultural buildings be located within or adjacent to existing farm buildings, unless it has been demonstrated that the building must be located elsewhere for essential operational reasons. It is further considered that, due to the positioning of the proposed development at the edge of the public road and immediately adjacent to the curtilage of a neighbouring dwelling, the proposed development would conflict with Section 10.1.3 (Protection of Amenities) of Volume 2 of the Mayo County Development Plan 2022-2028 which requires that, inter alia, proposed agricultural developments shall demonstrate that the proposal will not result in a detrimental impact on the amenity of residential dwellings outside of the applicant's landholding in relation to noise, odour, pollution or visual amenities, would not create a traffic hazard and would not impact significantly upon Key Amenity Routes. Having regard to the foregoing, it is considered that the proposed development would conflict with Objective NEO 25 (Landscape Objectives) of the Mayo County Development Plan 2022-2028 which states that it shall be an objective of the planning authority to consider applications for development, along Mayo's' Scenic routes, that can demonstrate a clear need to locate in the area concerned, whilst ensuring that it: (a) does not impinge in any significant way on the character, integrity and distinctiveness of the area; (b) meets high standards in siting and design; (c) contributes to and enhances local landscape character; and (d) satisfies all other criteria, with regard to, inter alia, servicing, public safety and environmental considerations.

2. Having regard to the restricted sight lines availability at the proposed entrance to the subject site, and the failure of the applicant to demonstrate that the required sightlines would be available from the required setback, it is considered that the proposed vehicular entrance would be contrary to the requirements of Section 7.6 (Access Visibility Requirements) of Volume 2 the Mayo County Development Plan 2022-2028 (Table 4 - Access Visibility Requirements) and would, therefore, represent a traffic hazard which would be contrary to the proper planning and sustainable development of the area.