

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Mayo County

Planning Register Reference Number: P16/543

An Bord Pleanála Reference Number: PL 16.247600

APPEAL by Gerry and Kathleen Tolan of Ballyneggin, Turlough, Castlebar, County Mayo against the decision made on the 25th day of October, 2016 by Mayo County Council to grant subject to conditions a permission to John Foley care of Feargal Foley of 10 Rosslee, Castlebar, County Mayo.

PROPOSED DEVELOPMENT: Construction of a single 220 square metres dwellinghouse, domestic garage, septic tank and percolation area and all ancillary works at Ballyneggin, Castlebar, County Mayo.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development is located in the rural countryside outside the town of Castlebar, and in an area characterised by a significant number of individual houses. By reason of its position within a line of such houses along a narrow county road, the proposed development would consolidate and exacerbate a pattern of ribbon development, which would be contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would, therefore, represent haphazard and unplanned residential development in a rural area under pressure for urban development and would be contrary to the proper planning and sustainable development of the area.
2. The site is located on a narrow county road where adequate sightlines cannot be achieved without the removal of existing boundary hedgerows (as indicated in submitted documentation). 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 bulk and scale of the proposed dwelling and its elevated location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the development would not represent ribbon development, and considered that the proposal would represent a traffic hazard without removal of the front boundary and would be visually unacceptable if such boundary were to be removed. Furthermore, the Board did not agree with the Inspector's analysis in relation to the issue of rural housing need, but accepted that this matter would represent a "new issue" in the context of the appeal.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.