

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Mayo County**

**Planning Register Reference Number: P16/628**

An Bord Pleanála Reference Number: PL 16.247785

**APPEAL** by Ambrose Blaine of Rusheens, Killala, County Mayo against the decision made on the 30<sup>th</sup> day of November, 2016 by Mayo County Council to grant subject to conditions a permission to Brian Ferguson care of Patrick McGuire of Walsh Street, Ballina, County Mayo.

**PROPOSED DEVELOPMENT:** The construction of a new dwellinghouse, septic tank/percolation area and detached domestic garage/shed including all ancillary site works at Rusheens, Killala, 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

Having regard to the elevated nature of this exposed coastal-estuarine site, it is considered that the proposed development would form a discordant feature on the landscape at this location, particularly having regard to the need to remove the existing mature hedgerow along the entire frontage of the site in order to achieve adequate sightlines for traffic; would lead to the further suburbanisation of this rural area and would set an undesirable precedent for other development in the vicinity and, therefore, seriously injure the visual amenities of the area. Furthermore, the proposed development, by reason of the intensification of vehicular traffic on a substandard road network and on a route that forms part of the Western Way, would endanger public safety by reason of traffic hazard. The proposed development which is also in the vicinity of the planned Greenway route would conflict with the development plan policy and objectives which seek to promote the county as a premier walking/cycling destination in the country. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2017.**