



An  
Bord  
Pleanála

## Board Order PL 16.248711

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P16/997**

**Appeal** by Caroline and Veitch McCombs care of John Halligan Architects of Charlestown, County Mayo against the decision made on the 19<sup>th</sup> day of May, 2017 by Mayo County Council to refuse permission.

**Proposed Development:** Construction of three number three bedroom detached houses and four number four bedroom detached houses together with landscaping, connection to public services and all ancillary site works and services at Bellavary, Castlebar, County Mayo.

### Decision

**REFUSE permission for the above proposed development in accordance with 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. Having regard to the location of the proposed development outside the core facilities of Bellavary Village, separated from the main settlement by the heavily trafficked national primary road, the N5, it is considered that the proposed development would constitute disorderly housing development. Such disorderly expansion of the village would seriously injure the amenities of the area and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed layout, which includes a foul pumping station located within an area of open space, would seriously injure the residential amenities of adjoining property and of future residents. 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 considered that the proposed development, because of its location, would be cut off from the main part of the village of Bellavary by the national primary route and that, because of the severance arising, expansion of the village north of the N5 would not be appropriate.

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

**Dated this          day of                                  2017**