



An
Bord
Pleanála

**Board Order
PL 16.249128**

Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/494

Appeal by John Ferguson care of Brock McClure of Manulla, Castlebar, County Mayo against the decision made on the 2nd day of August, 2017 by Mayo County Council to grant subject to conditions a permission to Padraic Crean and Marieta Brogan care of Patrick McGuire of Walsh Street, Ballina, County Mayo.

Proposed Development: (1) Construction of new dwellinghouse on ruin of existing dwellinghouse, and (2) construction of septic tank and percolation area including all ancillary site works at Gortaskibbole, Knockmore, Ballina, 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 proposed removal of a significant part of a hedgerow and boundary wall to gain access to the site, as well as the topography of the site, it is considered that the proposed development would result in the loss of existing hedgerow and trees to the detriment of the rural character of the area, contrary to the Mayo Rural Housing Design Guidelines 2008 and the provisions of the Mayo County Development Plan 2014-2020, and would form a discordant and obtrusive feature on the landscape at this location. The proposed development would, therefore, seriously injure the rural character and visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set a precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

