



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 17/992**

**APPEAL** by Chris and Miriam Sweeney care of Simon Beale and Associates of The Old Schoolhouse, Casement Street, Ballina, County Mayo against the decision made on the 26<sup>th</sup> day of July, 2018 by Mayo County Council to grant subject to conditions a permission to Kathy Ann Fox and Padraic MacNally care of Seamus Glackin of 41 Pearse Street, Ballina, County Mayo.

**Proposed Development:** Construction of a dwellinghouse, domestic garage, waste water treatment system and all associated site works at Carrowcastle, Ballina, County Mayo. The proposed development was revised by further public notices received by the planning authority on the 13th day of June, 2018.

**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**

The site is located on a narrow local road where adequate sightlines cannot be achieved without the removal of an existing boundary hedgerow and stone wall. 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 removal of the boundary and the elevated location of the proposed dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Paul Hyde**

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

**Dated this            day of            2019.**