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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P18/480**

**APPEAL** by John Ferguson care of Brock McClure of Manualla, Castlebar, County Mayo against the decision made on the 13<sup>th</sup> day of August, 2018 by Mayo County Council to grant subject to conditions permission to Padraic Crean and Marieta Brogan care of Pat McGuire of Walsh Street, Ballina, County Mayo.

**Proposed Development:** Construct new dwellinghouse on ruin of existing dwellinghouse and construct septic tank/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 location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. In the absence of such compliance, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the topography of the site, and its location in the centre of the agricultural landholding, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**