



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/219

APPEAL by Paddy Sweeney of Knocklehaugh, Ballina, County Mayo against the decision made on the 13th day of November, 2018 by Mayo County Council to refuse permission.

Proposed Development: Construction of one number dwellinghouse, domestic garage and wastewater treatment system with polishing filter including all other ancillary site work and services at Farrandeelion, 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. The proposed development is located in close proximity to an area considered for a future national road scheme. Section 2.9 of the Department of Environment, Community and Local Government's Spatial Planning and National Roads Guidelines for Planning Authorities, January 2012, requires that zoning and new development must not compromise the route selection process, this requirement is reasonable. The proposed development by virtue of its location proximate to the study area of this route could prejudice the plans for design of this scheme. The application is therefore premature pending the determination of this route. The proposed development would be contrary to the provisions of the Department of Environment, Community and Local Government's Spatial Planning and National Roads Guidelines for Planning Authorities, January 2012 and would be contrary to the proper planning and sustainable development of the area.
2. 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, the Board is not satisfied, based on the information submitted with the application and appeal, that the applicant complies with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, 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.

3. Having regard to the elevated and exposed nature of the site, the height of the proposed dwelling and the location of the dwelling in an elevated position within the site, it is considered that the proposed development would form an unduly prominent and obtrusive feature which would interfere with the character of the landscape. The proposed development would have a serious negative impact upon the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.