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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 19/610**

**APPEAL** by Brid Doyle care of Emmet O'Donnell of Seaview, Carrabawn, Westport, County Mayo against the decision made on the 26<sup>th</sup> day of September, 2019 by Mayo County Council to refuse permission.

**Proposed Development:** Demolition of existing house, construction of replacement dwelling, wastewater treatment system and associated site works at Killadangan, Westport, 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 layout of the proposed development, which incorporates a new vehicular access point onto a Regional Road (R335), which is listed as a Strategically Important Regional Road in the Mayo County Development Plan 2014-2020, where a speed limit of 80 km/h applies, and where sight visibility distances would be substandard, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. Furthermore, it is considered that the proposed development, incorporating a new vehicular access point at a location where sight visibility distances would be substandard, by itself and by the precedent which a grant of permission for it would set for other relevant development, would adversely affect the use of this major road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site in an area of high scenic amenity along a scenic route with views and prospects designated for protection in the Mayo County Development Plan 2014-2020 and the scale and significantly increased floor area of the proposed house entailing two-storeys, replacing a single-storey house, it is considered that the proposed development would form a discordant and obtrusive feature at this location, which would interfere with the character of the landscape and of the scenic views along this designated scenic route, and would be inconsistent with objectives LP-02, LP-03 and VP-01 of the Mayo County Development Plan 2014-2020, which seek to preserve and protect the scenic amenity of the county and the character of scenic areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**