



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/1061

APPEAL by Thomas Kirrane care of BK Engineering Design Limited of Abbey Street, Ballyhaunis, County Mayo against the decision made on the 23rd day of October, 2019 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Construct a new poultry house with a total of 38,000 places for broiler chickens, a new storage shed, new silo, toilet facilities and effluent treatment system, together with all ancillary site works and services at Cloongawnagh, Claremorris, 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 would generate increased traffic along the Local Road L-35033-0, which is considered to be seriously substandard in terms of width, capacity and alignment. In addition, the traffic generated by the proposed development would increase traffic movements at the junction of Local Road L-35033-0 and Local Road L1503, where sightlines are deficient. Having regard to the above, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature and scale of the proposed development, its location on a small plot of land isolated from related or compatible uses, to the proximity of the site to residential development, to the potential for odour impacts from the proposed development and in the absence of a comprehensive odour modelling exercise carried out at neighbouring sensitive receptors, it is considered that the proposed development would constitute a form of development which is out of character with the pattern of development in the area and would seriously injure the amenities of the area including the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.