



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: 20130

APPEAL by Dallas Dallaghan care of Patrick J. Newell of Oaklands, Headford, County Galway against the decision made on the 8th day of April, 2020 by Mayo County Council to refuse permission.

Proposed Development: Retention and completion of an elevated walkway, elevated decking and a greenhouse at Bridge Street, Cornaroya, Ballinrobe, 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 site's location and the relationship with properties in the vicinity, the proposed development constitutes inappropriate development which would seriously injure the amenities of the adjoining property to the east by reason of proximity, overshadowing, uncoordinated piecemeal development, and possible depreciation of property value, and, therefore, would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the historical significance of the existing buildings on site which are listed as having regional importance on the National Inventory of Architectural Heritage (NIAH), it is considered that the proposed development would be incongruous in terms of its design and would set an undesirable precedent for further inappropriate development in the vicinity of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020