



Planning and Development Acts 2000 to 2020

Planning Authority: Mayo County Council

Planning Register Reference Number: P20/383

APPEAL by Peter Gibbons of Coolbarreen, Kilmeena, Westport, County Mayo against the decision made on the 17th day of September, 2020 by Mayo County Council to grant subject to conditions a permission to Sean and Michelle Walsh care of Gaven Joyce of James Street, Westport, County Mayo.

Proposed Development

Construction of a dwellinghouse and domestic garage with connection to effluent treatment system and percolation area together with associated site works on lands at Coolbarreen, Kilmeena, 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. The site is located along a minor road which is substandard by reason of vertical and horizontal alignment, at a point where sightlines are restricted in a north-west direction. In the absence of suitable proposals for the achievement of adequate sightlines from the proposed entrance, it is considered that the additional traffic turning movements generated by the development would endanger public safety by reason of traffic hazard and obstruction of road users.
2. Having regard to the soil conditions and high water-table observed on inspection of the site, the Board is not satisfied that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2021.