



An  
Bord  
Pleanála

Board Order  
ABP-309298-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P20/826**

**APPEAL** by Kathryn Jones and Noel White care of Simon Beale and Associates of The Old School House, Casement Street, Ballina, County Mayo against the decision made on the 4<sup>th</sup> day of January, 2021 by Mayo County Council to refuse permission.

**Proposed Development:** Alterations to front boundary wall to allow vehicular access to dwelling off Bury Street, and all associated works at Bury Street, 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

The proposed development does not comply with the residential development management standards contained in Volume 2 of the Mayo County Development Plan 2014-2020, which require residential entrances to be a minimum distance of 40 metres from a local road junction. The proposed development would, therefore, be contrary to development plan standards and would set a precedent for similar development in the area, which would be contrary to the proper planning and sustainable development of the area

  
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**Stephen Bohan**

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

Dated this *28<sup>th</sup>* day of *June* 2021.