

Planning and Development Acts 2000 to 2020

Planning Authority: Mayo County Council

Planning Register Reference Number: 20/957

APPEAL by Pat and Julie Fox care of Simon Beale and Associates of The Old School House, Casement Street, Ballina, County Mayo against the decision made on the 2nd day of June, 2021 by Mayo County Council to refuse permission.

Proposed Development: Demolition of existing dwellinghouse and outbuildings and construction of a new replacement dwellinghouse with a new treatment unit and percolation area together with entrance modifications and all associated site works at Mullenmore South, Crossmolina, 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.

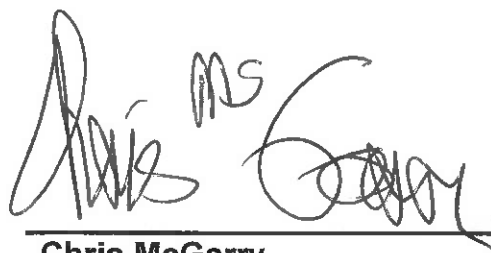
Reasons and Considerations

Having regard to the location of the proposed development along a section of the regional road R315, incorporating a new vehicular access/egress which would require the removal of an excessive amount of established hedgerow, it is considered that the proposed development would result in serious injury to the visual amenity of the area and would endanger public safety by reason of traffic hazard and obstruction of road users, at this specific location along the regional road.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the loss of a significant stretch of established hedgerow at this location would constitute a serious injury to the visual amenity of the area. Furthermore, the Board noted the expressed concerns of the Inspector that visibility would be poor from the proposed new vehicular access/egress off the R315 as set out in the application documentation.

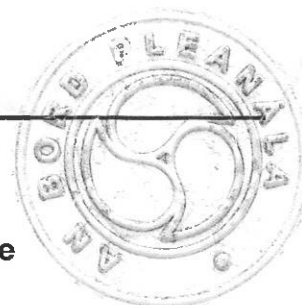
A circular stamp of An Bord Pleanála is visible in the bottom right corner, partially overlapping the page number. The stamp contains the text 'AN BORD PLEANÁLA' around the perimeter. Overlaid on the stamp is a handwritten signature in black ink, which appears to be 'CMB'.

In addition, the Board considered that any repositioning of the proposed access, as recommended by the Inspector, would not be appropriate in the absence of a comprehensive engineering survey and audit clearly describing visibility and related design outcomes applicable to any such repositioning, and that in the absence of further details, any such repositioning would also likely require significant hedgerow removal at this location.



Chris McGarry

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



Dated this 1st day of November 2021