

An
Bord
Pleanála

Board Order
ABP-311112-21

Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

Planning Register Reference Number: 21/545

APPEAL by Tom Fabby care of Emmet O'Donnell of Leeson Enterprise Centre, Altamount Street, Westport, County Mayo against the decision made on the 20th day of July, 2021 by Mayo County Council to refuse permission to Tom Fabby.

Proposed Development Construction of veterinary clinic, entrance and associated site works, all at Carrowbaun, Westport, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

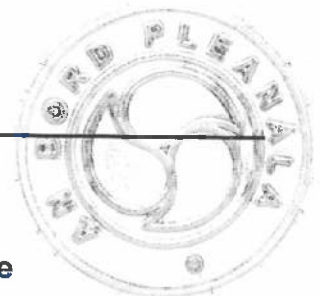
Reasons and Considerations

1. Having regard to the Agriculture/High Amenity zoning of the site within the Westport and Environs Development Plan 2010 – 2016, as extended, the objective of which is to protect this area from development other than permitted agricultural uses and to protect the landscape character of the area, it is considered that the proposed development, which is commercial in nature, would not be a permissible use, would materially contravene the zoning objective for the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on a minor road (L1815) and to the siting of the proposed entrance within 90 metres of the junction with the N59 National Secondary Route, it is considered that the proposed development and the additional traffic generated by it would fail to meet the required 200 metres distance from the national road junction, as set out in section 78 of the Mayo County Development Plan 2022 - 2028, with specific reference to Table 5. Accordingly, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users due to the movement of the extra traffic generated 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 *23rd* day of *September* 2022.