



An  
Bord  
Pleanála

## Board Order ABP- 312573-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/248**

**Appeal** by Gary and Annette McDonnell care of John Irwin Chartered Engineers of 12 D-Mek Centre, Teeling Street, Ballina, County Mayo against the decision made on the 17<sup>th</sup> day of December, 2021 by Mayo County Council to grant permission, subject to conditions to Michael Costello care of John O'Hara of Doocastle, Ballymote, County Mayo.

**Proposed Development:** Construction of a house, sewerage treatment plant, raised puraflo modules, percolation area and all ancillary site works at Derrynameel, Barnatra, Ballina, County Mayo. The proposed development was revised by further public notices received by the planning authority on the 30<sup>th</sup> day of November, 2021.

### **Decision**

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

## Reasons and Considerations

It is an objective of the planning authority that there will be a general presumption against allowing ribbon development, that is, greater than five houses in a row over 250 metres of road frontage, as indicated in objective RHO 7 of the Mayo County Development Plan 2022-2028 which is the statutory applicable development plan at the time of making this decision. Taken together with the existing and permitted dwellings at this location, the proposed development would be the sixth dwelling in a row within 250 metres of road frontage and would thus conflict with the said objective.

Taken in conjunction with existing and permitted housing in the area, the proposed development would create and extend a pattern of undesirable ribbon development along the public road, would constitute an excessive density of housing development in this rural area, would be contrary to the recommendations of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and the Mayo County Development Plan 2022-2028, would detract from the character of the area, would lead to demands for the uneconomic provision of services and facilities and would, therefore, be contrary to the proper planning and sustainable development of the area.



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Mary Cregg

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 1<sup>st</sup> day of June 2023