



An
Bord
Pleanála

Board Order
ABP-312637-22

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 21/1172

Appeal by Thelma Healy care of the Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 11th day of January, 2022 by Mayo County Council to refuse permission.

Proposed Development: Single storey extension to side and rear of existing public house, including bar, dining, kitchen, toilet, circulation, storage, staff and ancillary areas. Partially covered external courtyard area (with dining and bar seating) to rear of premises. New vehicular site access to site with new car park area to rear of premises. New and reconfigured boundary treatments, including enclosure of private amenity area to existing dwelling attached to premises and formalised roadside boundary. Provision of new wastewater treatment system and decommissioning of existing. Use of existing outbuilding to rear of premises for storage/ancillary use associated with public house. Provision of associated signage and advertising (to existing and proposed facades). Provision of hard and soft landscaping and all associated and ancillary works and development above and below ground, all at Kate Kelly's, Skehanagh, Ballintubber, Claremorris, County Mayo.

Decision

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

Reasons and Considerations

1. The proposed development would be contrary to specific policies MTP 23 and MTP 24 and specific objective MTO 22 of the Mayo County Development Plan 2022-2028 which seek to protect and preserve the strategic function of national routes. The proposed development would undermine the achievement of these policy objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that there is insufficient evidence on file that the proposed development would not result in an intensification of use of a private roadway onto the National Secondary Road N84 at a point where the speed limit of 100 kilometres per hour speed control zone applies. The proposed development would establish an undesirable precedent, would endanger public safety by reason of a traffic hazard, and the additional and conflicting traffic movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road.



Peter Mullan

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

Dated this *6th* day of *November*, 2023.