



An
Bord
Pleanála

Board Order
ABP-313377-22

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 21/332

APPEAL by Martin Carey of Gortnaraby, Crossmolina, Ballina, County Mayo against the decision made on the 23rd day of March, 2022 by Mayo County Council to refuse permission for the development proposed to be retained.

Proposed Development: Retention of existing access and new roadway, including all other ancillary site works and services at Ballaghamuck, Crossmolina, Ballina, County Mayo.

Decision

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

Reasons and Considerations

1. Having regard to the locational context of the site, within Policy Area 4 Drumlins and Inland Lowland, asset out in the current development plan for the area, it is considered that, by reason of its scale, extent and design, which includes extensive lighting, tarmacadam and decorative stone finish, in conjunction with extensive hedgerow removal, the development proposed to be retained would detract from the visual and rural amenities of the area, would interfere with the character of the landscape, and would be contrary to Landscape Policy NEP 14 and Biodiversity, Designated and Non-designated Sites Policy NEP 1 of the development plan. The development proposed to be retained would set an undesirable precedent for similar future development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information provided with the application and appeal, including the 'Screening for Appropriate Assessment' Report, the Board is not satisfied that the development proposed to be retained would not have a significant effect on the integrity on the River Moy Special Area of Conservation [site code: 002298] in view of that European Site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.



Tom Rabbette

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

Dated this 14th day of July 2023.