



Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P21/1303

APPEAL by Brid Doyle care of Emmet O'Donnell of Leeson Enterprise Centre, Altamount Street, Westport, County Mayo against the decision made on the 11th day of April, 2022 by Mayo County Council to refuse permission.

Proposed Development: Demolition of house, construction of replacement dwelling, wastewater treatment system and associated site works all at Killadangan, Westport, County Mayo.

Decision

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

Reasons and Considerations

Having regard to

1. the Mayo County Development Plan 2022-2028, including policy MTP 26 to inter alia protect the safety of Strategically Important Regional Roads and objective NEO 25 to consider applications for development along Mayo's scenic routes that inter alia satisfy public safety,
2. the existing house and associated vehicle entrance, and the layout of the proposed three/four-bedroom development utilising the existing vehicular access point, and
3. the applicable speed limit of 80 km/h on the Strategically Important Regional Road (R335),

the Board considered that the proposed development, by reason of seriously substandard sight visibility distances, would endanger public safety of this major road by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the prominent location of the site in an area of high scenic amenity along a scenic route with views and prospects designated for protection in the Mayo County Development Plan 2022-2028 and the scale of the proposed house entailing two-split level structures replacing a low profile single-storey house, it is considered that the proposed development would form a discordant and obtrusive feature at this location, which would interfere with the character of the landscape and of the scenic views along this designated scenic route, and would be inconsistent with Objectives NEO 25 and NEO 26 of the development plan, which seek to preserve and protect the scenic amenity character integrity and distinctiveness of scenic areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *14th* day of *July*, 2023.