

An  
Bord  
Pleanála

Board Order  
ABP-320282-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

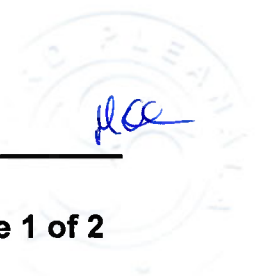
**Planning Register Reference Number: 24/60313**

**APPEAL** by Martin Mellett of Houndswood, Cross, Claremorris, County Mayo against the decision made on the 15<sup>th</sup> day of July, 2024 by Mayo County Council to grant, subject to conditions, a permission to Catherine O'Brien and Séan Cosgrove care of Lally Chartered Engineers of Údarás Business Park, Tourmakeady, County Mayo.

**Proposed Development:** The construction of a dwellinghouse, domestic garage, construction of a new proprietary sewage treatment system and all associated site works at Houndswood North, Cong, 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 Section 7.6 of Volume 2 of the Mayo County Development Plan 2022-2028 it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in a south-westerly direction. The site of the proposed development is located within a 'Remaining Rural Area' as set out in the Mayo County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Mayo Rural Housing Design Guidelines. It is considered that, having regard to the topography of the site, the positioning of the dwelling within the site, and the removal of the extensive length of the front dry stone wall boundary, the proposed development would militate against the preservation of the rural environment and would establish an undesirable precedent for other such located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Marie O'Connor**

**Member of An Bord Pleanála**

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



**Dated this 09 day of June 2025**