



An  
Bord  
Pleanála

## Board Order

**ABP-321876-25**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 24/60153**

**Appeal** by Friarscourt Residents' Association care of 39 Friarscourt, Killala Road, Ballina, County Mayo against the decision made on the 20<sup>th</sup> day of January, 2025 by Mayo County Council to grant subject to conditions a permission to Thawside Limited care of The Planning Partnership of Chapel Street, Castlebar, County Mayo.

**Proposed Development:** Construction of 92 number houses comprising of 40 number three-bed semi-detached houses, 10 number two-bed semi-detached houses, 26 number detached four-bed houses and 16 number three-bed terraced houses, a creche, including all ancillary site works and connection to public services, all at Friars Court, Laghtadawannagh, Killala Road, Ballina, County Mayo.

### Decision

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

## Reasons and Considerations

Having regard to the zoning of the site for 'Agriculture' in the Ballina Local Area Plan 2024-2030, the objective of which is 'to reserve land for agricultural and rural uses and to preserve the amenity of the town setting', on the part of the site where housing and a creche are proposed, and noting that, as per the land use zoning matrix table, 'residential-multiple' is not normally permitted, and noting that the population targets of the Core Strategy of the Mayo County Development Plan 2022-2028 could be exceeded by the proposed residential development and that there is a failure to follow a concentric settlement pattern whereby there are available lands closer to the town centre that would be more suitable for residential development, it is considered that the proposed development would be contrary to the zoning objective of the site and the Core Strategy of the Mayo County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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**Mary Henchy**

**Member of An Bord Pleanála**

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

**Dated this 13<sup>th</sup> day of June 2025.**