



An
Coimisiún
Pleanála

Commission Order
PL-501058-MO-26

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 2560743

Appeal by Michelle O'Sullivan and Evelyn O'Sullivan against the decision made on the 3rd day of March 2026 by Mayo County Council to grant subject to conditions a permission to Thomas Duffy in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Retention of existing agricultural shed and all ancillary site works including roadside wall, widened access with gates and hardstanding area at Clooncarha, Kilmovee, Ballaghderreen, County Mayo.

Decision

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

Reasons and Considerations

1. Having regard to the nature and scale of the development proposed to be retained, and its location along the edge of the public road, which is a designated Scenic Route in the Mayo County Development Plan 2022-2028, and its location immediately adjacent to the curtilage of a neighbouring dwelling outside the ownership or control of the applicant, it is considered that the development proposed to be retained would be contrary to the Development Management Standards as set down in Section 10.1.1 (Siting) of Volume 2 of the development plan which requires that agricultural buildings be sited as unobtrusively as possible, that the finishes and colours used blend the development into its surroundings, that new agricultural buildings be located within or adjacent to existing farm buildings, unless it has been demonstrated that the building must be located elsewhere for essential operational reasons. It is further considered that, due to the positioning of the development proposed to be retained at the edge of the public road and immediately adjacent to the curtilage of a neighbouring dwelling, the development proposed to be retained would conflict with Section 10.1.3 (Protection of Amenities) of Volume 2 of the development plan which requires that, inter alia, proposed agricultural developments shall demonstrate that the proposal will not result in a detrimental impact on the amenity of residential dwellings outside of the applicant's landholding in relation to noise, odour, pollution or visual amenities, would not create a traffic hazard and would not impact significantly upon Key Amenity Routes. Having regard to the foregoing, it is considered that the development proposed to be retained would conflict with Objective NEO 25 (Landscape Objectives) of the development plan which states that it shall be an objective of the planning authority to consider applications for development, along Mayo's' Scenic routes, that can demonstrate a clear need to locate in the area concerned, whilst ensuring that it: (a) does not impinge in any significant way on the character, integrity and distinctiveness of the area; (b) meets high standards in siting and

design; (c) contributes to and enhances local landscape character; and
(d) satisfies all other criteria, with regard to, inter alia, servicing, public
safety and environmental considerations.

2. Having regard to the restricted sight lines availability at the proposed
entrance to the subject site, and the failure of the applicant to
demonstrate that the required sightlines would be available from the
required setback, it is considered that the proposed vehicular entrance
would be contrary to the requirements of Section 7.6 (Access Visibility
Requirements) of Volume 2 the development plan (Table 4 - Access
Visibility Requirements) and would, therefore, represent a traffic hazard
which would, therefore, be contrary to the proper planning and
sustainable development of the area.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 14th day of JUL 2026