



An  
Bord  
Pleanála

**Board Direction**  
**BD-000494-18**  
**ABP-300640-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Section 2.3.4 of the Mayo County Development Plan 2014-2020 states that in areas along the sea, estuaries and lake shore lines (referred to as scenic areas) only planning permission for replacement housing, extensions or where a farmer has no other land except in those areas will be allowed and the scenic views will be protected as much as possible. This policy is considered reasonable. Having regard to the coastal location of the site, it is considered that the applicant has not demonstrated a housing need at this location, the proposed development would be contrary to section 2.3.4, would militate against the preservation of the rural environment, and would seriously injure the amenities of the area.

2. Having regard to the positioning of the proposed development along the coast and a designated scenic route, and given the topography of the site, it is considered that the proposed development would fail to be adequately absorbed and integrated into the natural landscape and would be contrary to objective VP-01 and objective LP-01 of the Mayo County Development Plan 2014-2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The applicant is proposing works outside the red site boundary line indicated on the proposed site location map and has not demonstrated sufficient legal interest to carry out said works, which are required to provide improved vehicular access to the site. The Board is not satisfied therefore that the proposed development can be satisfactorily accessed and would not endanger road safety by reason of traffic hazard.

**Board Member**

**Date:** 18/06/2018

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Paul Hyde