



An  
Bord  
Pleanála

**Board Direction**  
**BD-002304-19**  
**ABP-302642-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2019.

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

### **Reasons and Considerations**

1. It is considered that the proposed development, due to its site layout and siting on a prominent and exposed coastal site, would adversely interfere with a view of natural interest and beauty, when viewed from the public realm and would therefore contravene Policy Objective VP-01 of the Mayo County Development Plan 2014-2020, which objective is considered reasonable. The proposed development, by itself and by the precedent it would set in the context of surrounding development, would therefore be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information submitted with the planning application and the appeal, and in particular having regard to the nature of the applicants' employment and the proposed site layout and holding, the Board is not satisfied that the proposed development is in accordance with the criteria set out in Policy Objective 2.3.4 of the Mayo County Development Plan 2014-2020, which 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 areas will be protected as much as possible. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 06/02/2019

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Chris McGarry