



An
Bord
Pleanála

Board Direction
BD-005942-20
ABP-306025-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2020.

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

Reasons and Considerations

1. On the basis of the information provided with the application and appeal, and specifically a lack of detail regarding, the proposed construction process for the proposed dwelling and associated works, the specific nature of the proposed surface water management system, and the proposed management of the wastewater pumping system in the event of failure, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually or in combination with other plans or projects would not be likely to have a significant effect on European Site No. 002268(Achill Head SAC) or any other European Site, in view of the site's conservation objectives. In such circumstances the Board is precluded from granting permission.
2. Section 2.3.4 of the Mayo County Development Plan 2014-2020, Volume 2, 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, and to the nature of the proposed dwelling and associated access roadway and landscaping, and also having regard to the applicant's details as set out in the application and appeal documentation, it is considered that the applicant has not demonstrated compliance with section 2.3.4 of the Development Plan. The proposed development would conflict with this statutory development plan policy and would seriously injure the scenic, landscape and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed dwelling and associated access roadway and landscaping, due to site layout and siting on a prominent and exposed coastal site, by itself and by the precedent it would set in the context of surrounding development, would be a visually obtrusive and discordant feature in this scenic coastal rural landscape and would seriously injure the visual amenities of the area and contribute to the excessive suburbanisation of a designated scenic route with highly scenic coastal view, as identified on Map 4 of the development plan. The proposed development would detract from the coastal character of the area and would accordingly conflict with the Mayo County Development Plan (2014-2020) objective VP-01 which seeks to ensure that development does not adversely interfere with views and prospects worthy of preservation as outlined on Map 4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/06/2020

Chris McGarry