

An
Bord
Pleanála

Board Direction
BD-015532-24
ABP-317160-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2024.

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

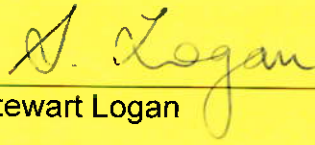
Reasons and Considerations

1. The site of the proposed development is located within designated Policy Area 3 'Uplands, moors, heath or bogs' in Volume 4 (Landscape Appraisal of County Mayo) of the Mayo County Development Plan 2022-28 where Policy 16 seeks to 'Preserve from development any areas that have not already been subject to development, which have retained a dominantly undisturbed upland/moorland character'. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, the resulting extensive driveway and the imposition in an otherwise sparsely populated landscape, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this undeveloped location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would be contrary to objective NEO 27 of the Mayo County Development Plan 2022-28 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the concerns of the Inspector in relation to the traffic safety of the proposed vehicular access to site and the suitability of the site for a domestic wastewater treatment system. Having regard to the substantive reason for refusal of the development above, the Board decided not to pursue these specific items further.

Board Member


Stewart Logan

Date: 01/03/2024