

An
Coimisiún
Pleanála

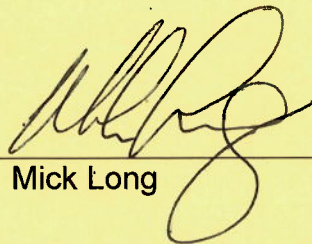
Direction
CD-020549-25
ABP-320921-24

The submissions on this file and the Inspector's report were considered at a meeting held on 27/08/2025.

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

Planning

Commissioner:


Mick Long

Date: 27/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site of the proposed development is located within a 'Rural Area under Urban Influence', within Mayo's Coastal and Lakeshore Areas in an area along a scenic route with designated scenic views as set out in the Mayo County Development Plan 2022-2028, where emphasis is placed on the importance of designing within the landscape and of siting of development to minimise visual intrusion as set out in the current Mayo Rural Housing Design Guidelines. Having regard to the topography of the site, the elevated positioning of the proposed dwelling above the levels of the adjoining Coast Road, the L1801, a designated scenic route, and the extensive nature of the necessary driveway through the site, it is considered that the proposed development would form a discordant and obtrusive feature within the landscape at

this location. The Commission considered the proposed development to be backland in nature and would represent haphazard and non-integrated development, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would be contrary to policy objective RH04 of the Mayo County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.