

An  
Bord  
Pleanála

**Board Direction**  
**BD-019345-25**  
**ABP-321652-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

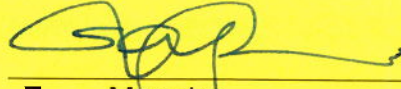
**Reasons and Considerations**

1. The site of the proposed development is located within an upland area as identified by the Landscape Appraisal of County Mayo contained within Volume 4 of the Mayo County Development Plan 2022-2028. Policy RHP 5 of the development plan places emphasis on the importance of designing with the landscape and of siting of development to minimise visual intrusion and this is set out in the current Mayo Rural Housing Design Guidelines, which Guidelines and objectives are considered to be reasonable.

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 proposed removal of the front boundary wall, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this 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, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Emer Maughan

**Date:** 31/03/2025

**Note:**

The Board requires clarification that the application has been made by a person who has sufficient legal estate or interest in the land the subject of the application to enable the person to carry out the proposed works and the approval of the person who has such legal estate or interest. Considering the substantive reason for refusal outlined above, the Board decided not to seek further information on this matter in this instance.