

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Mayo County**

**Planning Register Reference Number: P16/159**

An Bord Pleanála Reference Number: PL 16.246986

**APPEAL** by An Taisce of Tailor's Hall, Back Lane, Dublin against the decision made on the 1<sup>st</sup> day of July, 2016 by Mayo County Council to grant subject to conditions a permission to Padraic Holmes care of Brian Jordan of Carrowniskey, Westport, County Mayo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a dwellinghouse with a proprietary effluent treatment system together with ancillary site works at Newfield, Mulranny, Westport, County Mayo.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. Having regard to the elevated and unscreened nature of this exposed coastal site, it is considered that the proposed development by reason of its design involving the construction of a two storey dwelling and location cutting across the contours of the site would be unsympathetic to the topography and landscape of the receiving environment and would form a discordant and visually obtrusive feature on the landscape. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of this rural area and would set an undesirable precedent for other development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by wastewater treatment plants in the area. In addition, having regard to the ground conditions, the Board is not satisfied that the site has the capacity to accommodate a development of the nature and scale proposed. The proposed development, would, therefore, be prejudicial to public health.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**