

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Mayo County

Planning Register Reference Number: P16/751

An Bord Pleanála Reference Number: PL 16.247736

APPEAL by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Development Applications Unit of Newtown Road, Wexford against the decision made on the 21st day of November, 2016 by Mayo County Council to grant subject to conditions a permission to Melissa Nallen and John Lowery care of Gaven Joyce of James Street, Westport, County Mayo.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse and domestic garage with connection to effluent treatment system together with associated site works at Carn (Fowler), Belmullet, 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

The proposed development would involve substantial works within the Mullet Peninsula Special Protection Area (Site Code: 004227) and it is considered that it would be likely to have significant effects upon it. Having regard to the deficiencies in the information submitted in connection with the application and in response to the appeal, and to the failure of the proposed development to provide a cover area for Corncrake in keeping with the requirements of the previous permission planning register reference number P11/404, it cannot be concluded that the proposed development would not adversely affect the integrity of the Mullet Peninsula Special Protection Area (Site Code: 004227) in view of its conservation objectives.

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

Dated this day of 2017.