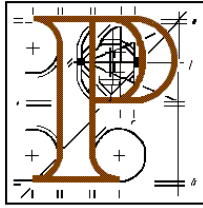


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Mayo County

Planning Register Reference Number: P16/955

An Bord Pleanála Reference Number: PL 16.248123

APPEAL by David Fagan and Teresa Kelly care of Maughan and Associates of Moyvalley Business Centre, Bunree Road, Ballina, County Mayo against the decision made on the 8th day of February, 2017 by Mayo County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new dwellinghouse and domestic garage, on-site wastewater treatment system together with ancillary site development works, all at site at Beltra, Carrowmore, Lacken, Ballina, 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 topography of the site, it is considered that the elevated position of 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. Furthermore, it is considered that the proposed development would detract from the rural character and scenic amenities of the area in relation to which it is the policy of the planning authority to protect. The proposed development would be contrary to objectives RH-02, LP-02, LP-03 and VP-01 as set out in the Mayo County Development Plan 2014 -2020, all of which seek to preserve the scenic amenity of the vulnerable coastline of County Mayo. The proposed development would thereby be contrary to the objectives of the planning authority as set out in the Mayo County Development Plan 2014 – 2020, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that it has been satisfactorily shown that, notwithstanding the proposed use of a proprietary wastewater treatment system, the subject site is capable of disposing of surface and wastewater generated by the proposed development, safely and without prejudicing public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.