



Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/617

APPEAL by Patrick McNamara of Iona, Keel West, Dooagh, Achill, County Mayo against the decision made on the 19th day of December, 2017 by Mayo County Council to refuse permission.

Proposed Development: Construction of a new dwellinghouse with connection to all necessary public services along with all necessary site works and ancillaries at Dooagh, Keel West, Achill, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with 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. Section 2.3.4 of the Mayo County Development Plan 2014-2020 states that in areas along the sea, estuaries and lake shore lines (referred to as scenic areas) only planning permission for replacement housing, extensions or where a farmer has no other land except in those areas will be allowed and the scenic views will be protected as much as possible. This policy is considered reasonable. Having regard to the coastal location of the site, it is considered that the applicant has not demonstrated a housing need at this location, that the proposed development would be contrary to section 2.3.4 of the Development Plan and that it would militate against the preservation of the rural environment. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the positioning of the proposed development along the coast and a designated scenic route, and given the topography of the site, it is considered that the proposed development would fail to be adequately absorbed and integrated into the natural landscape and would be contrary to objective VP-01 and objective LP-01 of the Mayo County Development Plan 2014-2020 in this regard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The applicant is proposing works outside the red site boundary line indicated on the proposed site location map and has not demonstrated sufficient legal interest to carry out said works, which are required to provide improved vehicular access to the site. The Board is not satisfied that the proposed development can be satisfactorily accessed and would not endanger public safety by reason of traffic hazard.

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

Dated this day of 2018.