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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 18/239**

**APPEAL** by Derek and Sharon McDonnell care of John Irwin and Associates of 12 D-Mek Centre, Teeling Street, Ballina, County Mayo against the decision made on the 30<sup>th</sup> day of August, 2018 by Mayo County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse with attached domestic garage, construction of a proprietary effluent treatment system and all associated works, construction of a new domestic entrance off the public road and all ancillary works at Corclough East, Belmullet, 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. It is considered that the proposed development, due to its site layout and siting on a prominent and exposed coastal site, would adversely interfere with a view of natural interest and beauty, when viewed from the public realm and would contravene Policy Objective VP-01 of the Mayo County Development Plan 2014-2020, which objective is considered reasonable. The proposed development, by itself and by the precedent it would set in the context of surrounding development, would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information submitted with the planning application and the appeal, and in particular having regard to the nature of the applicants' employment and the proposed site layout and holding, the Board is not satisfied that the proposed development is in accordance with the criteria set out in Policy Objective 2.3.4 of the Mayo County Development Plan 2014-2020, which 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 areas will be protected as much as possible. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**