



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/932

APPEAL by Mary Collis of Formoyle, Louisburgh, County Mayo against the decision made on the 23rd day of January, 2019 by Mayo County Council to grant subject to conditions a permission to Patricia Duffy care of Gaven Joyce of James Street, Westport, County Mayo.

Proposed Development: Retention and completion of dwelling house under construction with connection to effluent treatment system, together with associated site works at Formoyle, Louisburgh, 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 development proposed to be retained and completed would give rise to a residential development that is heavily reliant on the private car in a rural area removed from the Key Town of Louisburgh, where high residential vacancy rates have been recorded and the viability of the town has been identified as in need of regeneration. It is the policy of the Mayo County Development Plan 2014-2020 to ensure the sustainable development of the Linked Hub and Key Towns in the County, and to manage development outside these towns in a way that ensures the viability of rural communities. This policy is considered reasonable. Furthermore, the subject site is located in a rural area where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the proposed development would not negatively impact the viability of Louisburgh. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained and completed, by virtue of its siting in an elevated upland site, where there is little in the way of vegetative screening, would result in a visually obtrusive development within the landscape which would interfere with the character of the landscape which it is necessary to preserve, would have a serious negative impact upon the visual amenities of the surrounding rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019