



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P19/715

APPEAL by Michael Bradley of Dooagh, Achill Island, County Mayo against the decision made on the 31st day of October, 2019 by Mayo County Council to refuse permission.

Proposed Development: Construction of domestic house and garage with use of existing public water and sewerage mains service existing on site to include all other ancillary site development works associated with this development. All at Slievemore, Dooagh, Achill Island, 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. On the basis of the information provided with the planning application and the appeal, and specifically a lack of detail regarding the proposed construction process for the proposed dwelling and associated works, the specific nature of the proposed surface water management system, and the proposed management of the wastewater pumping system in the event of failure, and in the absence of a Natura impact statement, the Board cannot be satisfied that the proposed development either individually or in combination with other plans or projects would not be likely to have a significant effect on the European Site - Achill Head Special Area of Conservation (Site Code: 002268) or any other European Site, in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

2. Section 2.3.4 of the Mayo County Development Plan 2014-2020, Volume 2, 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, and to the nature of the proposed dwelling and associated access roadway and landscaping, and also having regard to the applicant's details as set out in the application and appeal documentation, it is considered that the applicant has not demonstrated compliance with section 2.3.4 of the Development Plan. The proposed development would conflict with this statutory development plan policy and would seriously injure the scenic, landscape and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed dwelling and associated access roadway and landscaping, due to site layout and siting on a prominent and exposed coastal site, by itself and by the precedent it would set in the context of surrounding development, would be a visually obtrusive and discordant feature in this scenic coastal rural landscape and would seriously injure the visual amenities of the area and contribute to the excessive suburbanisation of a designated scenic route with highly scenic coastal view, as identified on Map 4 of the Mayo County Development Plan 2014-2020. The proposed development would detract from the coastal character of the area and would accordingly conflict with the Mayo County Development Plan 2014-2020 objective VP-01 which seeks to ensure that development does not adversely interfere with views and prospects worthy of preservation as outlined on Map 4. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.