Planning and Development Acts 2000 to 2020

Planning Authority: Mayo County Council

Planning Register Reference Number: P20/586

APPEAL by Ian Duggan and Joanne Potter care of Gillespie Architectural and Surveying Services of Toorgarve, Fahy, Westport, County Mayo against the decision made on the 3rd day of February, 2021 by Mayo County Council to refuse permission.

Proposed Development: Construction of new dwelling, effluent treatment system and associated site works at Derryribbeen, Clogher, Westport, County Mayo.
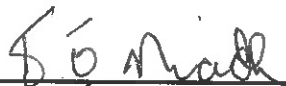
Decision

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.
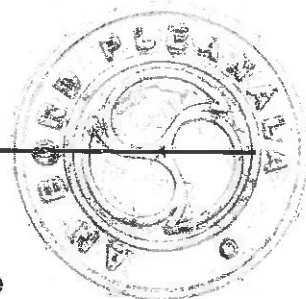
Reasons and Considerations

Having regard to the location of the proposed dwelling on an elevated and exposed ridge, it is considered that the proposed development would constitute an obtrusive feature on the landscape and would materially contravene objective LP-01 of the Mayo County Development Plan 2014-2020 whereby it is an objective to recognise and facilitate appropriate development in a manner that has regard to the character and sensitivity of the landscape and to ensure that development will not have a disproportionate effect on the existing or future character of a landscape in terms of location, design and visual prominence. This policy is considered reasonable. Therefore, the proposed development would interfere with the character of the landscape, would be contrary to objective LP-01 of the development plan and would be contrary to the planning and sustainable development of the area.

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Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 15th **day of** June, **2021.**