

Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

Planning Register Reference Number: P21/83

APPEAL by Brendan O'Malley care of John G Gill of Bloomfield, Hollymount, County Mayo against the decision made on the 29th day of March, 2021 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Construct agricultural building as shown on plans and all ancillary site developments at Cloonmonad, 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

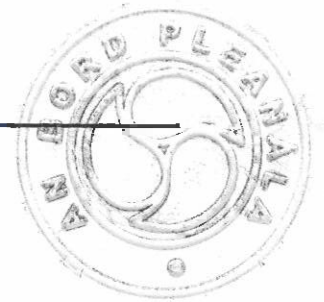
1. Having regard to the Westport Town and Environs Development Plan 2010-2016 (incorporating variations 1-4) as extended, it is considered that the proposed development would materially contravene the development objective LUO-03 which states that 'it is an objective of the Council that uses, other than the primary use for which the land is zoned, may be permitted provided they do not conflict with the primary land use zoning objective and/or matrix table outlined in Section 5'. The proposed agricultural development is not a permissible use on lands zoned A1 Residential (Phase 1) in the Land Use Zoning Matrix. Therefore, the development proposed would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in a densely populated residential area and the nature of the proposed development which includes the housing of livestock, it is considered that the proposed development would negatively impact upon the residential amenity of the surrounding residential properties. Therefore, the proposed development would seriously injure the amenities, and depreciate the value of the property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority's reasons for refusal and considered that there is a differentiation between the use of the existing building which was conditioned under planning authority register reference 17/740 to be used solely for the storage of fodder, machinery and materials ancillary to the applicant's farming activity, and the current proposed development which is a farm building for the housing of livestock which is inappropriate at this location. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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



Dated this *3rd* day of *February* 2022.