

Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

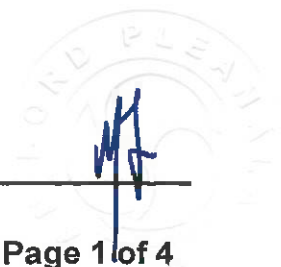
Planning Register Reference Number: 20/365

APPEAL by Emmet and Sandra O'Donnell of Seaview, Carrowbaun, Westport, County Mayo against the decision made on the 1st day of July, 2021 by Mayo County Council to grant subject to conditions a permission to Brendan Byrne and Son Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo.

Proposed Development Construction of 46 number houses (30 number detached and 16 number semi-detached) with associated roads, footpaths, lighting and connection to public sewer and services, all at Carrowbaun, Westport, County Mayo, as revised by further public notice received by the planning authority on the 8th day of June, 2021.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

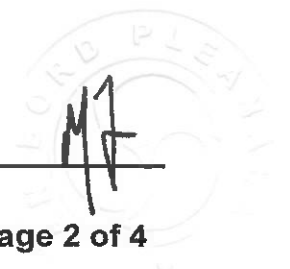


Matters Considered

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.

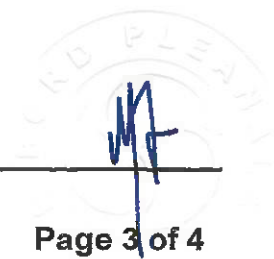
Reasons and Considerations

1. Having regard to the Core Strategy of the Mayo County Development Plan 2014 - 2020, which designates Westport as a Key Town and a natural extension to the Castlebar-Ballina Linked Hub, to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage, and Local Government in May 2009 and to Circular Letter NRUP 02/2021 issued by the Department of Housing, Local Government and Heritage in April 2021, it is considered that the proposed development would constitute an insufficient level of density for this outer suburban location and would provide an inadequate variety of house types and sizes. The proposed development would, therefore, fail to provide a suitable quantum and range of housing to accommodate the residential population needs of the town and environs in accordance with Policy PP-01 of the Westport Town and Environs Development Plan 2010 - 2016 (as varied and extended), would constitute an inefficient use of zoned lands, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to:

- (a) the location and context of the site;
- (b) the layout of the proposed development and the absence of adequate proposals to resolve significant level differences on site;
- (c) the scale, proportions and uniformity of the proposed house types, and the lack of architectural design character and detailing;
- (d) the inappropriate orientation of the proposed houses to the public roads to the east and west of the site, and the inappropriate boundary treatment and building lines at the site's edges;
- (e) the lack of adequate internal and external cycle linkages and the car-dominated nature of the scheme in terms road layout, width, surfacing, and the over-provision of car-parking space; and
- (f) the substandard design of open spaces in terms of scale, variety, intimacy, and the dominance of perimeter car-parking,

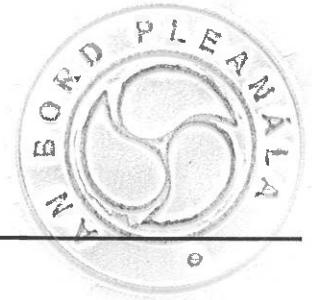


it is considered that the proposed development would provide a substandard form of development for future occupiers in terms of residential amenity, would give rise to a poor standard of development and would seriously detract from the character and pattern of development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

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



Dated this 20th day of January 2022.