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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/985**

**APPEAL** by Comhair Developments Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 9<sup>th</sup> day of November, 2021 by Mayo County Council to refuse a permission.

**Proposed Development:** Demolition of a dwelling house and agricultural sheds and construction of 65 number houses comprising 17 number four bedroom detached, 32 number four bedroom semi-detached and 16 number three bedroom terraced houses. Permission is also sought for two separate vehicular accesses, ancillary site services, open space and road junction re-configuration, all at Carrowcurry, Castlebar, County Mayo.

## **Decision**

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

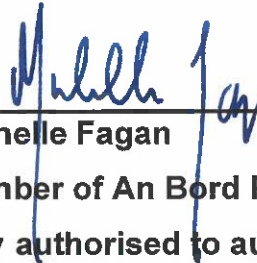
## **Matters Considered**

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 policies and objectives of the Castlebar and Environs Development Plan 2008-2014 (as varied), the location of the proposed development on an elevated and prominent site, and the extent of cutting proposed, it is considered that the proposed development would be visually obtrusive due to the changes in site levels and retaining wall systems proposed, would interfere with the character of the landscape which is necessary to preserve and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

2. Having regard to the proposed site layout, it is considered that the development would constitute an inappropriate design response to the existing context of the site, would result in an unattractive and inappropriate housing scheme, with unusable open space and lack of permeability, it is considered that the proposed development would fail to comply with the principles of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' issued by Department of the Environment, Community and Local Government in May 2009 and 'Urban Design Manual – A best practice guide' issued by Department of the Environment, Community and Local Government in May 2009 and the provisions of the current Development Plan. The proposed development would seriously injure the amenities of the area and 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 14<sup>th</sup> day of April 2022

