



---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P23/32**

**APPEAL** by Dervla Rose of Farnaght, Westport, County Mayo against the decision made on the 27<sup>th</sup> day of April, 2023 by Mayo County Council to refuse permission.

**Proposed Development** Construct a dwelling house and proprietary effluent treatment system, all at Farnaght, Westport, County Mayo.

## **Decision**

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

## Reasons and Considerations

The site of the proposed development is located within designated Policy Area 3 'Uplands, Moors, Heath or Bogs' in Volume 4 (Landscape Appraisal of County Mayo) of the Mayo County Development Plan 2022 – 2028, where Policy 16 seeks 'to preserve from development any areas that have not already been subject to development, which have retained a dominantly undisturbed upland/moorland character'. Having regard to the topography of the site, to the elevated positioning of the proposed development, together with its depth and scale, to the resulting extensive driveway, and to the imposition in an otherwise sparsely populated landscape, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this undeveloped location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would be contrary to objective NEO 27 of the Mayo County Development Plan 2022 – 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



---

**Stewart Logan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 19<sup>th</sup> day of March 2024.