



An
Bord
Pleanála

Board Order
ABP-318430-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 23/60248

APPEAL by Thomas Vincent and Karen Murphy of Great Ocean View, Carrowsteelagh, Carrowmore Lacken, Ballina, County Mayo and by Others against the decision made on the 16th day of October, 2023 by Mayo County Council to grant permission subject to conditions to Michaela Abegao, Sunrise View B&B care of Simon Beale and Associates of The Old School House, Casement Street, Ballina, County Mayo.

Proposed Development: (1) Close up existing entrance to the south-west corner of the site, with new replacement entrance to the front boundary; (2) five number self-contained glamping pods with on-site services; (3) Installation of 300 square metres of free-standing solar panels, including plant room; (4) On-site wastewater treatment unit; (5) Proposed reception area within existing building, and (6) all associated site works at Sunrise View B&B, Ballinlena, Carrowmore-Lacken, Ballina, County Mayo.

Decision

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

Reasons and Considerations

It is considered that the proposed development providing for glamping pods located on a site remote from services, including retail and social facilities, does not comply with Policy Objective TRO 16 and Development Management Standards Sections 6.2 and 6.3 of the Mayo County Development Plan 2022-2028. The proposal as set out would contribute to the encroachment of random rural development in the area and would be contrary to development plan Policy Objective TR016 in terms of siting of glamping accommodation. This objective provides for tourist accommodation to be located within existing settlements, where low impact tourist accommodation is proposed outside existing settlements the site may be located where it is, adjacent to, and capable of availing of an existing appropriate commercial enterprise. The proposed location does not accord with these criteria. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this *27th* day of *June* 2024.