

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: P24/281

APPEAL by John McCormack of Saint Helens, Rosmalley, Westport, County Mayo against the decision made on the 4th day of September, 2024 by Mayo County Council to grant outline permission subject to conditions to Christopher O'Donnell care of John Lambe Architectural and Engineering Services Limited of Quay Street, Westport, County Mayo for the proposed development.

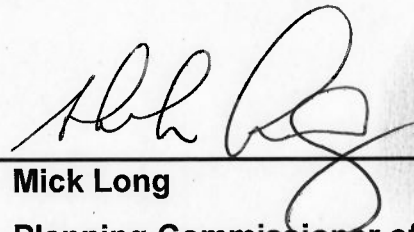
Proposed Development: Outline planning permission to construct a single storey contemporary designed dwellinghouse and all ancillary site works at Rosmalley, Westport, County Mayo.

Decision

REFUSE outline permission on 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 a 'Rural Area under Urban Influence', within Mayo's Coastal and Lakeshore Areas in an area along a scenic route with designated scenic views as set out in the Mayo County Development Plan 2022-2028, where emphasis is placed on the importance of designing within the landscape and of siting of development to minimise visual intrusion as set out in the current Mayo Rural Housing Design Guidelines. Having regard to the topography of the site, the elevated positioning of the proposed dwelling above the levels of the adjoining Coast Road, the L1801, a designated scenic route, and the extensive nature of the necessary driveway through the site, it is considered that the proposed development would form a discordant and obtrusive feature within the landscape at this location. The Commission considered the proposed development to be backland in nature and would represent haphazard and non-integrated development, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would be contrary to policy objective RH04 of the Mayo County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 28th day of August 2025.

