

An  
Bord  
Pleanála

**Board Order**  
**ABP-321652-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 24141**

**APPEAL** by Martin Costello of Devleash, Killawalla, County Mayo against the decision made on the 13<sup>th</sup> day of December, 2024 by Mayo County Council to grant, subject to conditions, a permission to Leah Kelly care of Tony Barnicle of Rooghaun, Liscarney, Westport, County Mayo.

**Proposed Development:** Construction of a dwellinghouse, proprietary effluent treatment system with associated percolation area and all associated site works, all at Devleash West, Ayle, Westport, County Mayo.

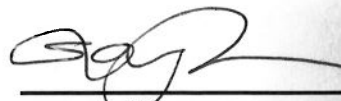
## **Decision**

**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 an upland area as identified by the Landscape Appraisal of County Mayo contained within Volume 4 of the Mayo County Development Plan 2022-2028. Policy RHP 5 of the development plan places emphasis on the importance of designing with the landscape and of siting of development to minimise visual intrusion and this is set out in the current Mayo Rural Housing Design Guidelines, which Guidelines and objectives are considered to be reasonable.

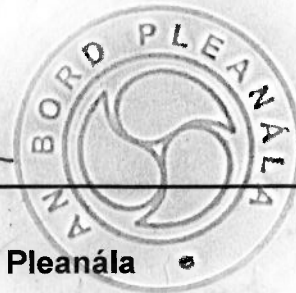
Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, the resulting extensive driveway and the proposed removal of the front boundary wall, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this 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, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

**Member of An Bord Pleanála**

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



**Dated this 1<sup>st</sup> day of April 2025.**