

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322394-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 24201**

**APPEAL** by Rita and Luke Paine of The Rushes, Carnaclay, Westport, County Mayo and by Robert Armstrong of Carrownaclea, Westport, County Mayo against the decision made on the 3<sup>rd</sup> day of April, 2025 by Mayo County Council to grant subject to conditions a permission to E. Cunningham care of Langan Consulting Engineers Limited of Leeson Enterprise Centre, Altamont Street, Westport, County Mayo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of new dry storage shed with ancillary works at Drumminwonagh, Westport, County Mayo as revised by the further public notices received by the planning authority on the 7<sup>th</sup> day of February 2025.

## **Decision**

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

## Reasons and Considerations

1. Having regard to the entirety of the information on file it is evident that there is a waste facility on the landholding. However, the Commission is not satisfied that the existing site layout is that which was permitted under planning permission reference 17/196 and the Commission considered, therefore, that the applicant has not demonstrated that permission register reference 17/196 has been implemented. As the development, the subject of this permission, is ancillary to the permitted development under register reference 17/196, and as it is not evident the permitted development 17/196 has been implemented, it would not, therefore, be in accordance with the orderly development of the area to permit the development as proposed. The Commission also considered that the proposed development does not accord with Policy Objective EDO 54 of the Mayo County Development Plan 2022-2028 as the proposed use is not dependent on this location. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the Landscape Proposal, received by the planning authority on the 8<sup>th</sup> day of October 2024, which proposes the reinstatement of the site back to agricultural farmland, it is considered that the applicant has not demonstrated that the proposed development and associated activities would be adequately screened or landscaped. The Commission considered that the scale, design and use of the proposed development would consolidate the existing negative impacts on visual and residential amenity of the entire site on the surrounding area, contrary to Policy Objective EDO 54 of the Mayo County Development Plan 2022-2028 which aims to facilitate rural enterprises in rural locations that are dependent on their location and which do not have significant adverse impacts on residential or visual amenity. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that given the proposed development is to be ancillary to a permitted development 17/196, the implementation of that development is pertinent to the current decision. The matter of enforcement falls under the jurisdiction of the planning authority.

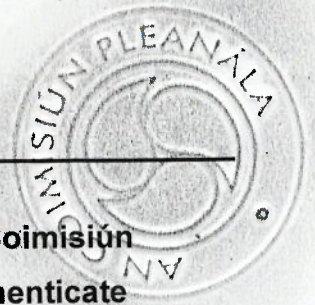
*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this *27* day of *August* 2025.