

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1 D01 V902

Lissadrone,
Carrowmore Lacken
Ballina,
County Mayo
F26 HH52

25th June 2026

Ref. - Case Number Pax 16.324258

A Chara,

We write to object to the applicant's proposal on the following grounds;

Visual Impact on Architectural Heritage, Archaeological Heritage, Settings of Historic Structures and Designed Landscapes and the Settings of Historic Rundale Systems on the Wild Atlantic Way.

The cumulative effect of this proposal negatively impacts the settings of individual historic structures resulting in:

- change in the general visual appearance and the legibility of the historic characterⁱ of the historic structures and the historic designed landscape
- change to the group valueⁱⁱ of the historic landscape
- damage to the overall integrity and coherenceⁱⁱⁱ of each historic structure and the historic designed landscape

The proposal does not align with Strategic County Development Plan Objectives of the Mayo County Development Plan (MCDP) 2022-2028 in particular 'SO 7 Protection of Natural and Built Environment - To create a sustainable Mayo that protects and enhances the natural and built environment, which underpins Mayo's unique identity, environmental character and quality of life and also creates a vibrant county that is an attractive destination for business and enterprise, tourists, residents of the county and creative industries alike.'

The proposal is not sensitive to the physical character of the area and is not an appropriate location given the built and natural environment.

Abundant and exquisite, the built, archaeological and cultural heritage of the area is evidenced in the built and archaeological surveys. Its unique authentic identity will be destroyed by this proposal.

The importance of these historic assets is recognised in the MCDP 2022-2028 as outlined below.

'9.4.1 Built Heritage

The built heritage of County Mayo, comprising its archaeological and architectural heritage, has a practical role in shaping a positive future for County Mayo. Combined with our cultural heritage, it should be viewed as one of the many assets that make the county an attractive place in which to live,

work and visit. Our archaeological and architectural heritage assets form an intrinsic part of our national heritage and are an irreplaceable and finite resource. Mayo's unique heritage is an intrinsic part of the character and attractiveness of the county and is a catalyst for attracting tourism and investment. Mayo County Council recognises the importance of identifying, valuing and safeguarding the archaeological and architectural heritage of Mayo for future generations. This can be achieved through the proper management, sensitive enhancement and/or appropriate development of this resource.

4.1.1 Archaeological Heritage

Archaeological heritage consists of the material remains left behind by past societies and includes structures, places, caves, sites, features or portable objects, whether on land, underwater or in the inter tidal zones. It provides an irreplaceable link with the past and provides information on the development of Mayo from our earliest settlers. All known archaeological sites are identified in the Sites and Monuments Record (SMR). The principal mechanism for the protection of the archaeological sites and monuments is through the provision of the Record of Monuments and Places (RMP). In addition to the RMP, some monuments are considered National Monuments. These are structures or sites, the preservation of which has been deemed to be of national importance and therefore worthy of state protection. The physical remains of an archaeological monument today is not necessarily the full extent of the original monument, which can remain buried in the ground with no visible surface evidence. This is known as the Zone of Archaeological Potential (ZAP), which is the area surrounding the identified site or monument.'

The proposal is also in conflict with the following architectural heritage policies of MCDP 2022-2028.

'BEP 4 To protect the architectural heritage of County Mayo which is a unique and special resource.

BEP 7 To protect buildings and structures included in the Record of Protected Structures (RPS) which forms part of this Plan.

BEP 13 To encourage the protection, conservation, promotion and enhancement of Country Houses, Gardens and Demesnes in the county and support public awareness, enjoyment of and access to these sites, where appropriate.

BEP 14 To discourage development that would lead to a loss of, or cause damage to, the character, the principle components of, or the setting of Country Houses, Gardens and Demesnes in recognition of their contribution to cultural heritage, landscapes and green infrastructure. Architectural heritage impact assessment, including consideration of demesne and setting may be required for proposals.'

The Lackan Folly or Gazebo forms part of the designed landscape of nearby Castlelackan Demesne which formed part of the Palmer Estate. Erected in the eighteenth century this folly is an integral component of the historic designed landscape associated with Castle Lacken, Tirawley, Lackan, Castlelackan Demesne, noted in the National Inventory of Architectural Heritage (NIAH) Garden Survey No. 4662 and evidenced on the 1st Edition OS map c. 1830, 2nd Edition OS map and 25" OS map. The proposed turbines in particular will negatively impact vistas and views to and from Castle Lackan House, associated historic structures, components of the designed landscape including the ha-ha, curtilage, attendant grounds and wider landscape setting. Views and vistas to and from Lackan Folly which is a significant eye-catcher along the Wild Atlantic Way will be negatively impacted. The folly forms part of the 8km looped walk of the Lackan Trail described as 'being on minor and unpaved roads this varied and interesting walk loops through the countryside southwest of Rathlackan, starting along

the shore of Lackan Bay and passing Rathlackan Court Tomb, with its associated house and enclosure walls, then a Gazebo. Fine views over Lackan Bay and Strand and Kilcummin Head and expansive vistas across the Mayo, Sligo and Donegal countryside' and is one of the locations on the Sacred Landscape of North Mayo trail.

Lackan Folly is noted on the National Inventory of Architectural Heritage (NIAH) Buildings Survey Reg. No. 31300708 and described as a 'Freestanding obelisk-topped folly, erected 1794, on a cruciform plan. Set on an elevated site' with a regional rating and an architectural category of special interest. Further appraised by the NIAH as 'An eye-catching folly illustrating the development of the pleasure grounds of the Castlelackan estate by Sir John Roger Palmer (d. 1819). NOTE: The folly, colloquially known as the "Lackan Gazebo", has traditionally been cited as the project of 'a Protestant landlord during the Famine Years [1845-9] to alleviate distress amongst the poor' but 'this claim is hardly convincing since the amount of labour required would not be sufficient to relieve more than a few and, besides, it was in existence in 1838...nine years before the Famine' (Irish Tourist Association Report 1943). The folly has drawn comparisons with the Richard Castle (d. 1751)-designed Conolly Folly (1740) in County Kildare and the later Knox-Gore Monument at Belleek Manor (see 31303019).'

Castle Lackan is listed as Castle Lackin on the Mayo County Development Plan Volume 4 Record of Protected Structure RPS No. 0188.

County Area	0188	Castle Lackin	Ballycastle Area
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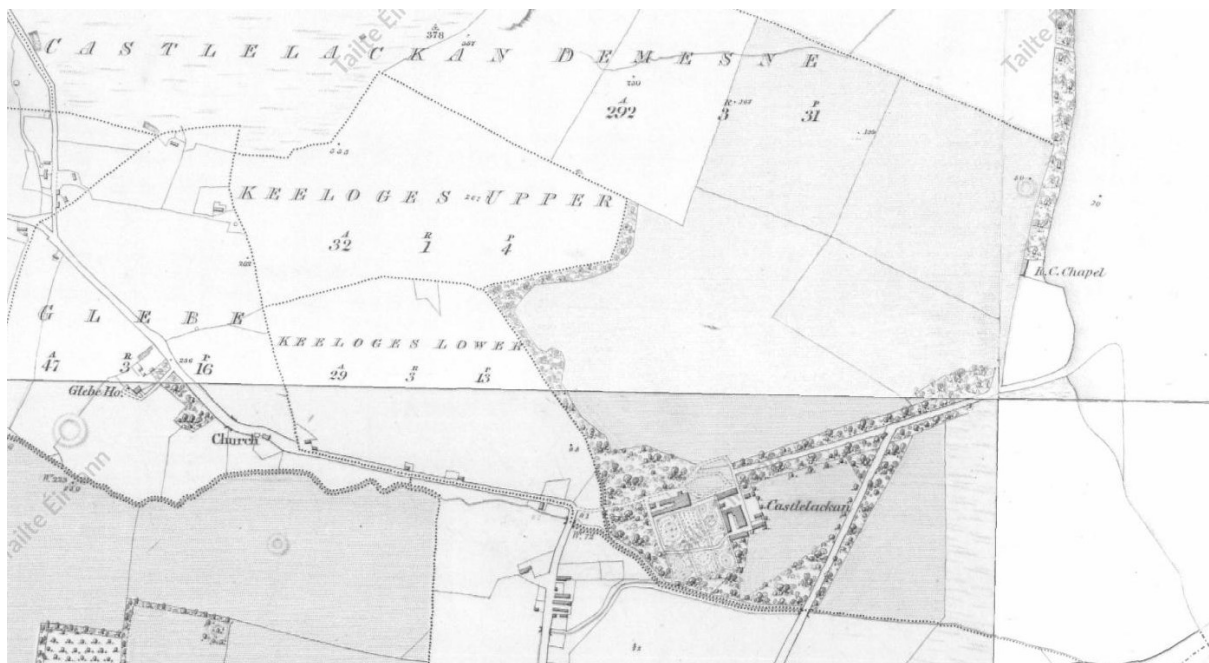
188	Castle Lackin, Castle Lacken Demesne, Ballycastle	Former large three bay two storey rendered rubble stone country house, c. 1800, now in ruins retaining only the former garden elevation, western wing and outbuildings.	
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Noted on the NIAH Buildings Survey Registration Number 31301413 as being of a regional rating with categories of special interest cited as architectural, artistic, historical and social and described by the NIAH as a 'Detached three-bay two-storey farmhouse, extant 1838, on an L-shaped plan with three-bay (south-west) or two-bay (north-east) two-storey side elevations. Occupied, 1911. Hipped slate roof on an L-shaped plan with clay ridge tiles, rendered central chimney stack on axis with ridge having corbelled stepped stringcourse below capping supporting terracotta or yellow terracotta pots, and cast-iron rainwater goods on cut-limestone eaves having consoles retaining cast-iron octagonal or ogee hoppers and downpipes. Part creeper-covered lime rendered or fine roughcast walls over coursed rubble limestone construction. Segmental-headed central door opening approached by flight of four lichen-covered cut-limestone steps with dragged cut-limestone surround having chamfered or splayed reveals framing timber panelled door having fanlight. Square-headed window openings including square-headed window openings to rear (north-west) elevation centred on segmental-headed window opening (first floor) with drag edged dragged cut-limestone sills, and concealed dressings

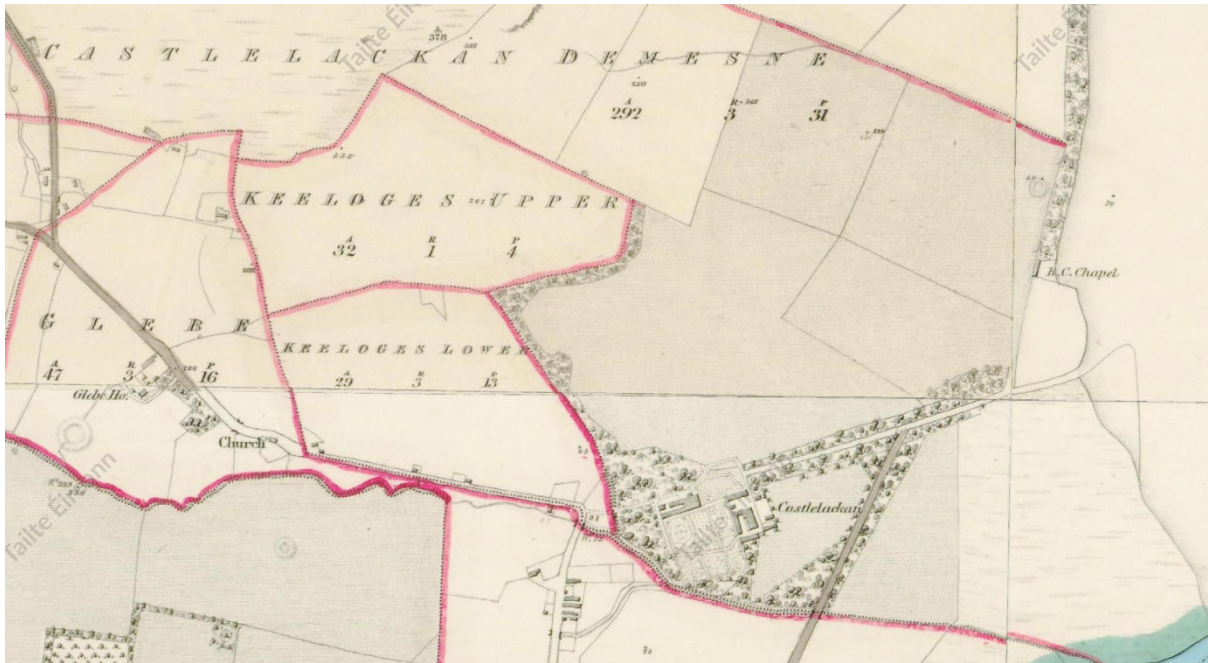
framing six-over-six timber sash windows including six-over-six timber sash windows to rear (north-west) elevation centred on sixteen-over-sixteen timber sash window having fanlight. Interior including (ground floor): central entrance hall retaining carved timber surrounds to door openings framing timber panelled doors; and carved timber surrounds to door openings to remainder framing timber panelled doors with carved timber surrounds to window openings framing timber panelled shutters. Set in landscaped grounds with fluted cast-iron colonette piers to forecourt supporting wrought iron "farm gate".

Appraised by the NIAH as a 'farmhouse erected for Roger Palmer (d. 1884) regarded as an important component of the early nineteenth-century domestic built heritage of north County Mayo with the architectural value of the composition, one succeeding an adjacent house annotated as "Keromore [of] Palmer Esquire" by Taylor and Skinner (1778 pl. 219), confirmed by such traits as the deliberate alignment maximising on scenic vistas overlooking landscaped grounds; the compact plan form centred on a handsome doorcase not only demonstrating good quality workmanship, but also showing a Georgian Gothic lace-like fanlight; the slight diminishing in scale of the openings on each floor producing a feint graduated visual impression; and the monolithic stone work embellishing the roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior, including some crown or cylinder glazing panels in hornless sash frames: meanwhile, contemporary joinery; chimneypieces; and plasterwork refinements, all highlight the artistic potential of the composition. Furthermore, adjoining outbuildings (extant 1896); and a wooded walled garden (extant 1838), all continue to contribute positively to the group and setting values of a self-contained ensemble having subsequent connections with the McCormick family including Samuel Crozier McCormick (1832-1911), 'Farmer' (NA 1911); and Nial McCormick (1888-1980).

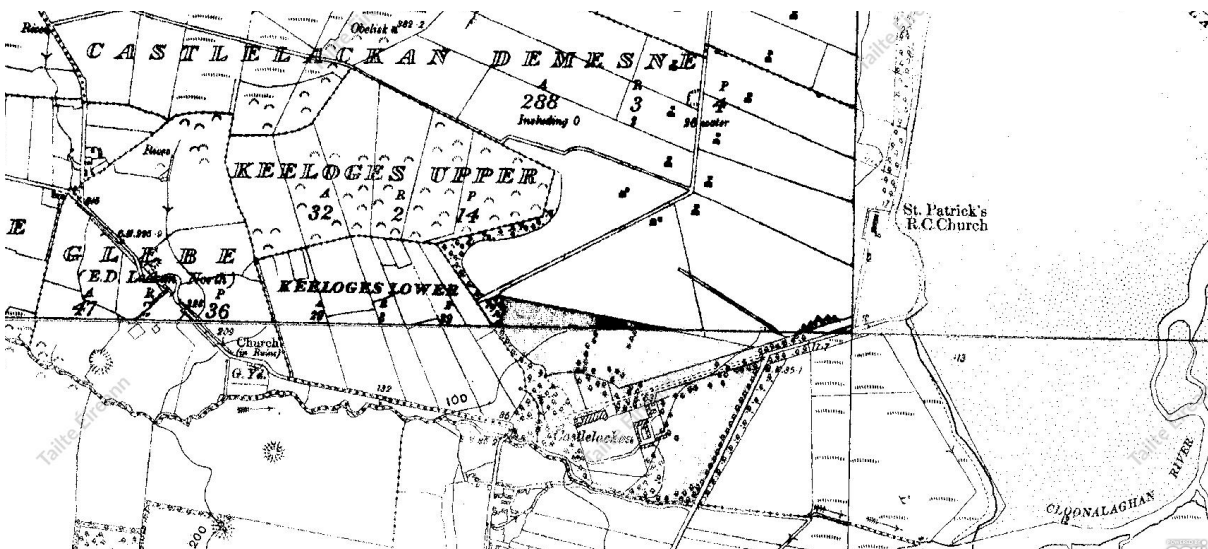
The designed landscape including the ha-ha and walled garden associated with the house is noted in the National Inventory of Architectural Heritage as Garden Survey No. 4662 and evidenced on the 1st Edition OS map c. 1830, 2nd Edition OS map and 25" OS map. The proposed turbines will negatively impact vistas and views to and from the house, the curtilage, attendant grounds and wider landscape setting.



1st Edition OS map c. 1830



1st Edition OS map c. 1830



2nd Edition OS map

Carrowmore House is listed in the Mayo County Development Plan 2022-2028 Volume 4 Record of Protected Structure RPS No. 0190.

County Area	0190	Carrowmore House	Ballycastle Area
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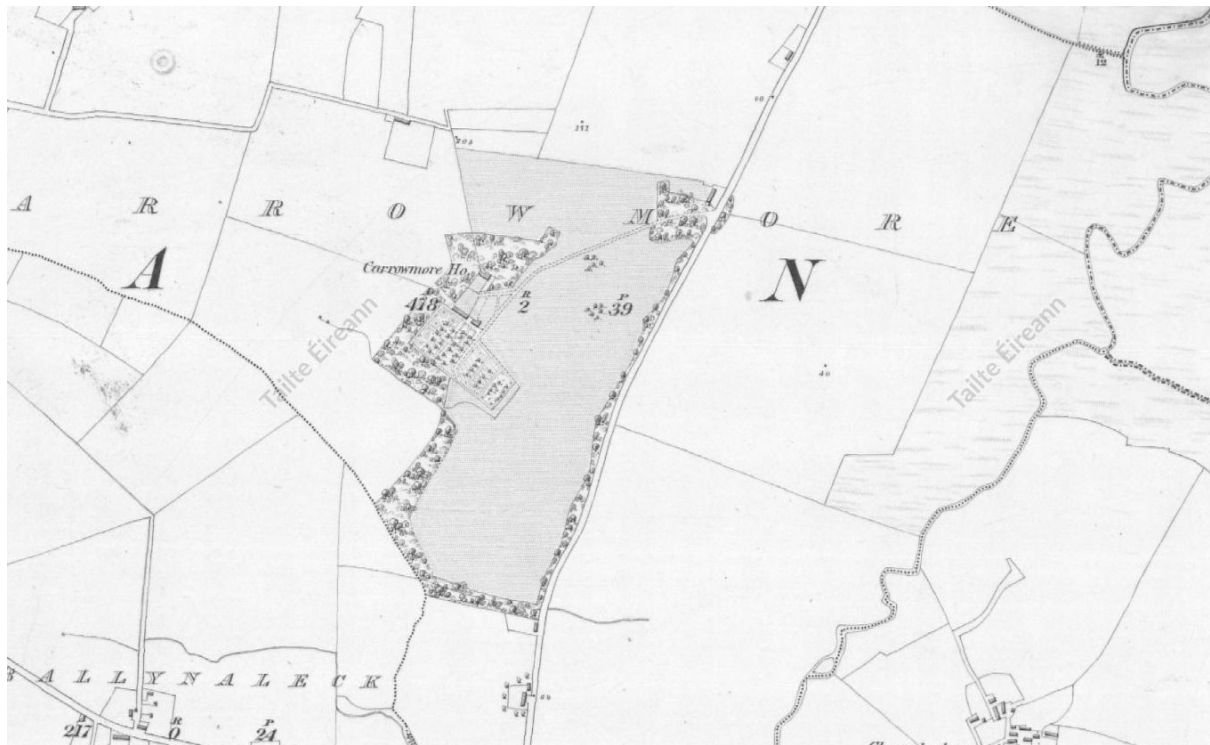
190	Carramore House, Carrowmore, Ballycastle	Detached three bay two storey rendered house, c. 1810, incorporating an 18 th century dwelling.	
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The house is noted on the National Inventory of Architectural Heritage (NIAH) Registration Number 31301413 as being of a regional rating with categories of special interest cited as architectural, artistic, historical and social. Described by the NIAH as a 'Detached three-bay two-storey farmhouse, extant 1838, on an L-shaped plan with three-bay (south-west) or two-bay (north-east) two-storey side elevations. Occupied, 1911. Hipped slate roof on an L-shaped plan with clay ridge tiles, rendered central chimney stack on axis with ridge having corbelled stepped stringcourse below capping supporting terracotta or yellow terracotta pots, and cast-iron rainwater goods on cut-limestone eaves having consoles retaining cast-iron octagonal or ogee hoppers and downpipes. Part creeper-covered lime rendered or fine roughcast walls over coursed rubble limestone construction. Segmental-headed central door opening approached by flight of four lichen-covered cut-limestone steps with dragged cut-limestone surround having chamfered or splayed reveals framing timber panelled door having fanlight. Square-headed window openings including square-headed window openings to rear (north-west) elevation centred on segmental-headed window opening (first floor) with drag edged dragged cut-limestone sills, and concealed dressings framing six-over-six timber sash windows including six-over-six timber sash windows to rear (north-west) elevation centred on sixteen-over-sixteen timber sash window having fanlight. Interior including (ground floor): central entrance hall retaining carved timber surrounds to door openings framing timber panelled doors; and carved timber surrounds to door openings to remainder framing timber panelled doors with carved timber surrounds to window openings framing timber panelled shutters. Set in landscaped grounds with fluted cast-iron colonette piers to forecourt supporting wrought iron "farm gate".'

Appraised by the NIAH as a 'farmhouse erected for Roger Palmer (d. 1884) regarded as an important component of the early nineteenth-century domestic built heritage of north County Mayo with the architectural value of the composition, one succeeding an adjacent house annotated as "Keromore [of] Palmer Esquire" by Taylor and Skinner (1778 pl. 219), confirmed by such traits as the deliberate alignment maximising on scenic vistas overlooking landscaped grounds; the compact plan form centred on a handsome doorcase not only demonstrating good quality workmanship, but also showing a Georgian Gothic lace-like fanlight; the slight diminishing in scale of the openings on each floor producing a feint graduated visual impression; and the monolithic stone work embellishing the roofline. Having been well maintained, the elementary form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior, including some crown or cylinder glazing panels in hornless sash frames: meanwhile, contemporary joinery; chimneypieces; and plasterwork refinements, all highlight the artistic potential of the composition. Furthermore, adjoining outbuildings (extant 1896); and a wooded walled garden (extant 1838), all

continue to contribute positively to the group and setting values of a self-contained ensemble having subsequent connections with the McCormick family including Samuel Crozier McCormick (1832-1911), 'Farmer' (NA 1911); and Nial McCormick (1888-1980).

The designed landscape including the orchard, parkland and woodland associated with the house is noted in the National Inventory of Architectural Heritage as Garden Survey No. 4658 and evidenced on the 1st Edition OS map c. 1830, 2nd Edition OS map and 25" OS map. The proposed turbines will negatively impact vistas and views to and from the house, the curtilage, attendant grounds and wider landscape setting.



1st Edition OS map c. 1830

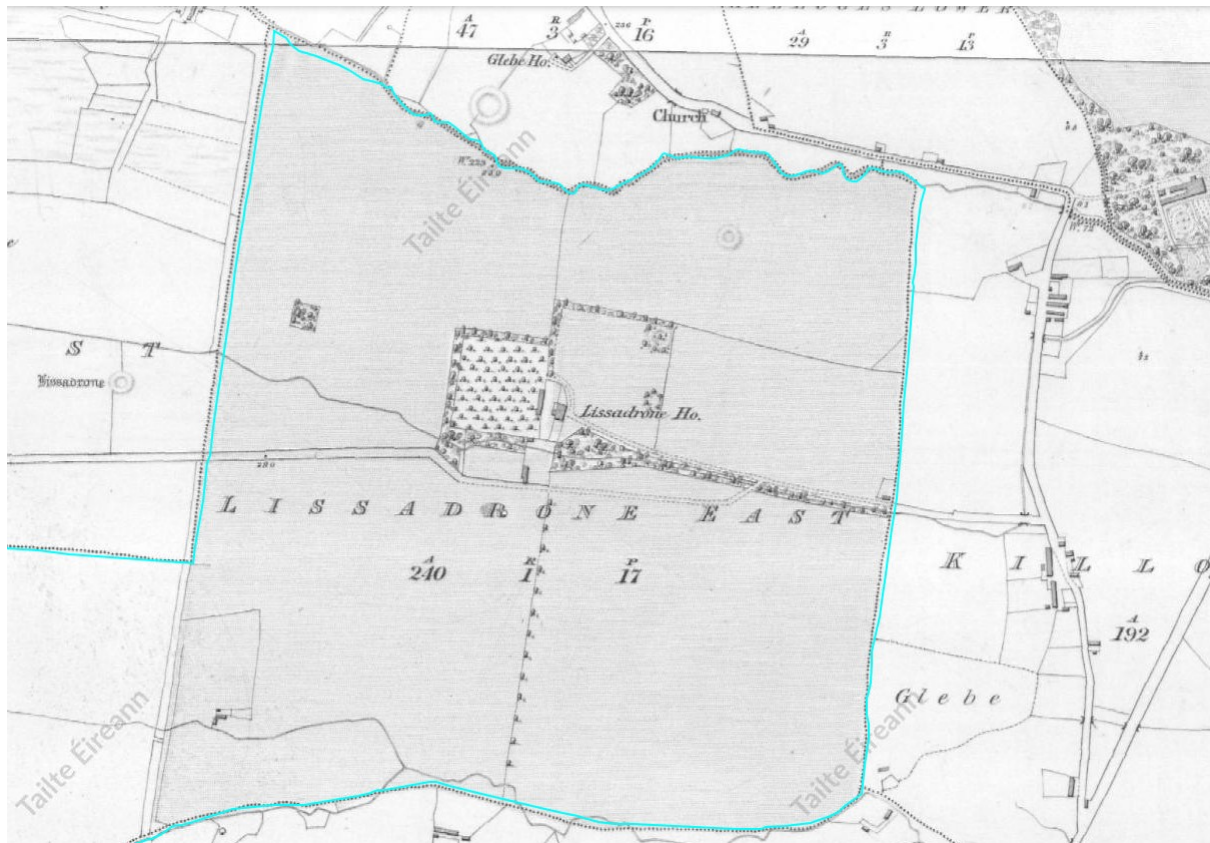


1st Edition OS map c. 1830

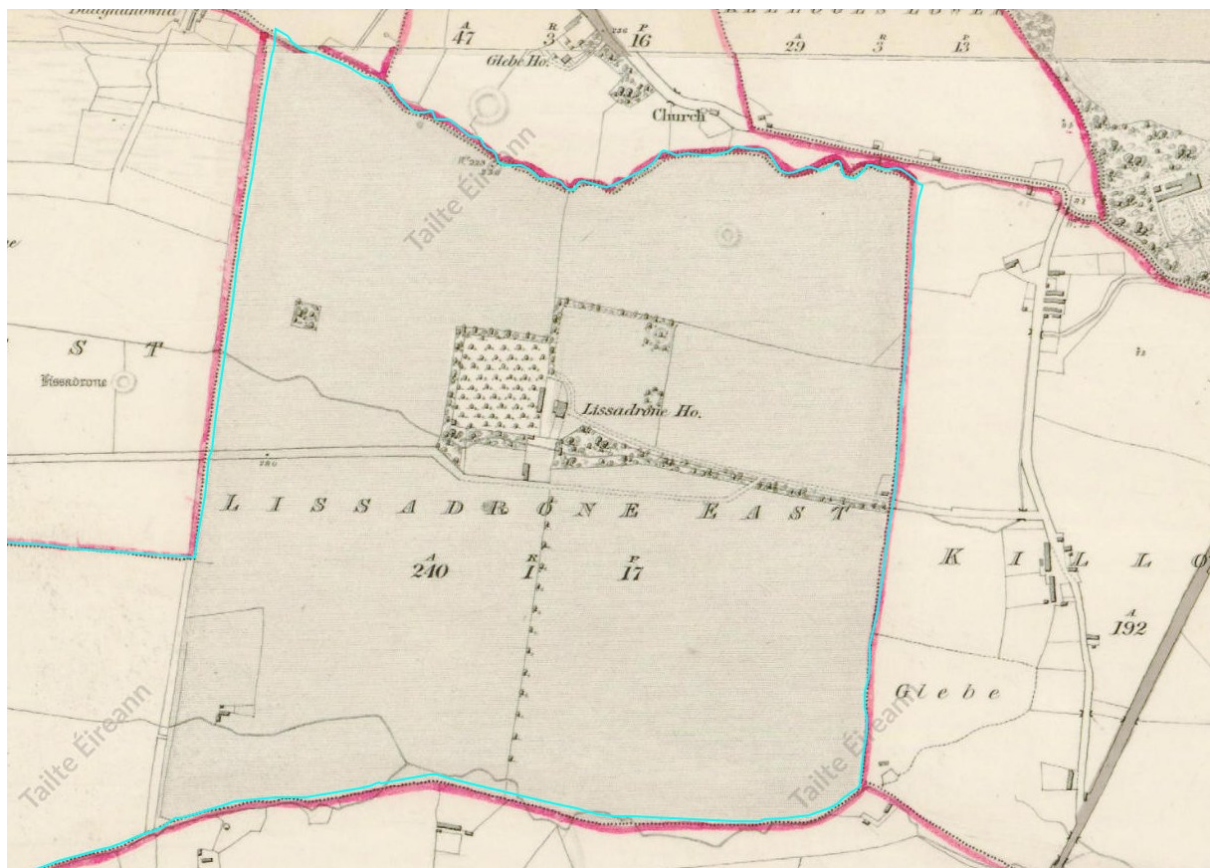


2nd Edition OS map

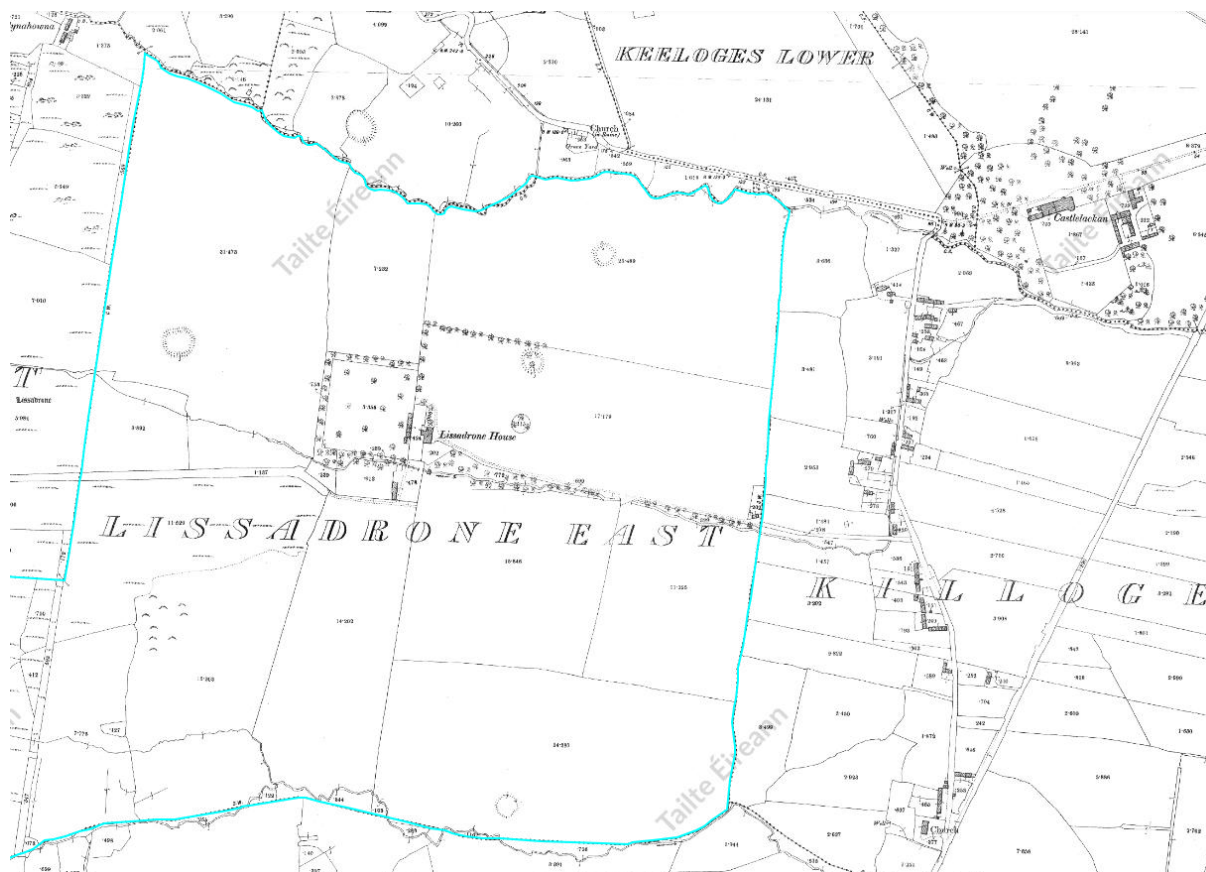
The designed landscape including walled garden, orchard and parkland associated with Lissadrone House will be negatively impacted by this proposal. It is noted in the National Inventory of Architectural Heritage as Garden Survey No. 4719 and evidenced on the 1st Edition OS map c. 1830, 2nd Edition OS map and 25" OS map. The proposed turbines will negatively impact vistas and views to and from the house, the curtilage, attendant grounds and wider landscape setting.



1st Edition OS map c. 1830



1st Edition OS map c. 1830



2nd Edition OS map

We request An Coimisiún Pleanála to carefully consider the significant negative impacts of this proposal and to refuse planning permission for Case Number Pax 16.324258.

Le meas,

The Gogarty Family

ⁱ Historic Character: A combination of physical and perceptual attributes of a place from which past social, economic and cultural relationships and uses can be appreciated.

ⁱⁱ Group Value: Specific associations between historic features.

ⁱⁱⁱ Coherence: Historic legibility through physical survival of features, reflecting temporal or functional relationships.