



An  
Bord  
Pleanála

**Board Direction**  
**PL 16.249044**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> February 2018.

The Board decided, by a 2:1 majority, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to

- the location of the site close to existing facilities in the village of Mulranny,
- the nature, scale and use of the outbuilding as a modest-scale arts and crafts facility used by the community and residents of the house on site,
- Objectives SC-01 and ART-01 of the Mayo County Development Plan 2014-2020 and the stated function of Mulranny village, and
- the pattern of development in the vicinity, including the separation distance from the subject arts and crafts building to neighbouring established residences, as well as mature screening along the site boundaries,

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience of road users, and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 9<sup>th</sup> day of May 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Unless otherwise permitted by a grant of planning permission, the arts and crafts facility shall be used solely for purposes ancillary to the house on site or in connection with local community groups, and it shall not be used for commercial purposes or sold or let independently of the house on site.

**Reason:** In the interests of clarity and of orderly development.

3. Within two months from the date of this order, the developer shall permanently block the existing vehicular access/egress on the north east side frontage to the site, which may include provision of a pedestrian gate.

**Reason:** In the interest of traffic safety.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 6<sup>th</sup> February 2018

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Conall Boland