



An
Bord
Pleanála

Board Direction
BD-002850-19
ABP-302987-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/04/2019.

The Board decided 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 nature, scale and appearance of the proposed development, the nature of the receiving environment, the pattern of development in the vicinity and the provisions of the Mayo County Development Plan 2014-2020, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be contrary to objectives of the Development Plan, including those relating to the protection of sensitive landscapes, would not be at significant risk of flooding or erosion, would not be likely to cause a deterioration in the quality of waters in the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 2nd day of August 2018 and the 21st day of September 2018, 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. Detailed specification for the access roads shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, the details and the location of the proposed portable wastewater treatment facilities shall be submitted to the planning authority for written agreement and this system shall be installed, commissioned and operated in accordance with the requirements of the planning authority. Evidence of the maintenance contract shall be submitted to the planning authority.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development and to prevent

pollution.

5. A Plan containing details for the management of waste/recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste/recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste/recyclable materials in the interest of protecting the environment.

Board Member

Date: 18/04/2019

Maria FitzGerald