



An
Bord
Pleanála

Board Direction
BD-003696-19
ABP-304500-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on **1/8/2019**.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site, and to the nature and extent of the proposed extension, it is considered that the proposed development, taken in conjunction with the existing dwelling on the site, would not seriously injure the visual amenities of the area, would not interfere with the character of the landscape at this location, would be in compliance with the provisions of the Mayo County Development Plan 2014 – 2020 and the Mayo Rural Housing Design Guidelines published by Mayo County Council in 2008 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider that the proposed development would constitute a discordant and obtrusive feature on the landscape at this location, would not seriously the visual amenities of the area, and would not set an undesirable precedent. The Board was also satisfied that the issue of waste water treatment could be adequately dealt with by condition.

Conditions

1. PlansPartic
2. External finishes
3. ExtUse
4. RuralUnderground
5. RuralWaterdrain
6. Within three months of the first occupation of the extension, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system is working in a satisfactory manner in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.
Reason: In the interest of public health.
7. S.48 Unspecified

Board Member

Date: 02/08/2019

John Connolly