



An  
Bord  
Pleanála

**Board Direction**  
**BD-005192-20**  
**ABP-305788-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2020.

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 planning history of the site and the scale, bulk, floor area and footprint of the proposed house, it is considered that, subject to compliance with the conditions set out below, the development to be retained and the proposed alterations, would be generally in accordance with the permission originally granted on the site under Mayo County Council reference P05/437, would not seriously injure the visual amenities of the area and would be in compliance with the provisions of the Mayo County Development Plan 2014-2020, including objectives LP-01, LP-02 and LP-03, which seek to preserve and protect the scenic amenity of the county. The development to be retained and 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 carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 25<sup>th</sup> day of July 2019 and on the 6<sup>th</sup> day of September 2019, 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/continuation of the development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The development to be retained and the proposed development shall be amended as follows:
  - (a) the area situated between the basement level, the proposed south side screen wall and the existing front retaining wall shall be infilled to a level similar to the front surface level (i.e. +76m based on spot levels detailed on drawing no. 17-035/13 submitted to the planning authority on the 8th day of February 2019) and shall be suitably landscaped.
  - (b) the five windows on the front elevation at basement level shall be omitted.

Revised drawings showing compliance with these requirements, and details of any additional retaining wall structure that may be required in order to comply, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual amenity.

3. The landscaping scheme shown on drg no. 19.282 LP001, as submitted to the planning authority on the 25<sup>th</sup> day of July, 2019 shall be carried out within the first planting season following the commencement of the proposed alterations to the house on site.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

4. The building shall function as a single occupancy dwellinghouse only and shall not be sub-divided into separate dwelling units.

**Reason:** To protect residential amenity and in the interest of orderly development.

5. Drainage arrangements, including the attenuation and 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.

6. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**

**Date:** 19/02/2020

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John Connolly