

An
Bord
Pleanála

Board Direction
BD-009881-22
ABP-310277-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2022.

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 that fact that the development would not injure the rural character of the area or the residential amenities of properties in the vicinity, would not be prejudicial to public health, would not injure the natural heritage of the area and would be acceptable in terms of the safety and convenience of road users, it is considered that the development would be in keeping with the relevant provisions of the Mayo County Development Plan 2014-2020, and would, therefore, be consistent with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and/or carried out and completed in accordance with the plans and particulars lodged with the application 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. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

3. The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 10th day of March, 2021, and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses", Environmental Protection Agency (2009 edition). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.


Within three months of installation of the system, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

4. A revised landscaping plan, showing the retention of the existing trees and hedges along the roadside boundary of the site, where considered feasible, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of traffic safety and visual amenity.

Board Member



Dave Walsh

Date: 27/01/2022