

An  
Bord  
Pleanála

**Board Direction**  
**BD-012714-23**  
**ABP-313831-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2023.

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 location of the site within a rural settlement and to the compliance with the policies and objectives of the Mayo County Development Plan 2022-2028, to the scale and design of the extension to be retained, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application to the Planning Authority on 7<sup>th</sup> April 2022, 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 and the development shall be retained in accordance with the agreed particulars.

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

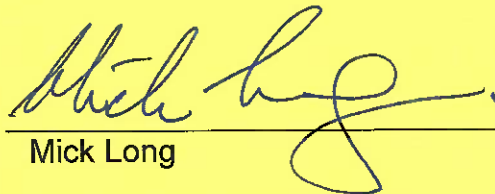
2. The domestic shed shall be used for domestic storage purposes only and shall not be used for human habitation or commercial purposes.

**Reason:** To restrict the use of the property in the interest of residential amenity.

3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (b) Within six months of the date of this order, details of two roadside gullies and a drainage channel to be installed at the vehicular entrance point shall be submitted for the written agreement of the planning authority.

**Reason:** In the interest of proper planning and sustainable development.

**Board Member**

  
Mick Long

**Date:** 30/06/2023