



An  
Bord  
Pleanála

**Board Direction**  
**BD-014281-23**  
**ABP-314717-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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.

Having regard to the Mayo County Development Plan 2022-2028, location and derelict character of the site and the pattern of development in the area, it is considered that the proposal would be compatible with the visual and residential amenities of the area and would not impact unduly on the residential amenities of adjacent properties or character of the area. No appropriate assessment issues would arise. The proposal would thus accord 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 lodged with the application as amended by further plans submitted on 7<sup>th</sup> day of March 2022, 1<sup>st</sup> day of June 2022 and 18<sup>th</sup> day of August 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 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. Prior to the commencement of development, the applicant shall submit the following for written agreement of the Planning Authority:

Detailed dimensioned drawings to a scale of not less than 1: 50 showing details of traditional eaves detailing, roof details, chimney, sliding sash timber windows, traditional timber door, plaster details, construction details with respect to window reveals and details of the junctions to the existing adjacent roofs.

**Reason:** In order to ensure an appropriate standard of restoration works.

3. Details of the materials colours and textures of all external finishes shall be submitted to and agreed with the planning authority prior to commencement of development. Roof covering shall be natural slate and none of the external fittings shall be constructed of uPVC.

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

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out only between 0700 hours and 1900 hours Mondays to Fridays, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects," published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

7. The construction of the development shall be managed in accordance with a construction management plan which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide detail of intended construction practice for the development, including hours of working, noise management measures and off site disposal of construction /demolition waste.

**Reason:** In the interest of public safety and residential amenity.

**Board Member**

*Eamonn James Kelly*

**Date:** 25/10/2023

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Eamonn James Kelly