



**An  
Bord  
Pleanála**

**Board Direction  
BD-015787-24  
ABP-315872-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2024.

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

### **Reasons and Considerations**

In deciding not to accept the Inspector's recommendation to refuse permission, the Board decided that:

1. With regard to density that the proposal makes the most effective use of the site
2. With regard to the provision of shared open space, onsite access arrangements, car parking space and surface water drainage arrangements that there was adequate information of the file to allow the Board to decide that the proposal will meet the requirements of proper planning and residential amenity and will enrich the character of the surrounding area allowing for effective connectivity and creating a sense of identity and space.
3. With regard to the proposed layby for four carparking spaces the Board considered road safety can be adequately addressed by condition and that the Road Design Office has no objection to this development subject to the inclusion of said condition.

### **Conditions**

Conditions 1 to 25 as per PA grant of 27 January 2023 save the following amendments:

Condition 5 remove "prior to commencement of the development, a revised design of the two storey dwelling houses, incorporating a hipped roof aspect, shall be submitted for the written agreement of Mayo County Council."

Addition of Condition 26 and Condition 27 below:

Condition 26

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 the "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. [The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.].

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

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Condition 27

All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

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

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**Board Member**

  
Liam Bergin

**Date:** 08/03/2024