

An
Bord
Pleanála

Board Direction
BD-014658-23
ABP-316118-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2023.

The Board decided to grant permission for retention and completion generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

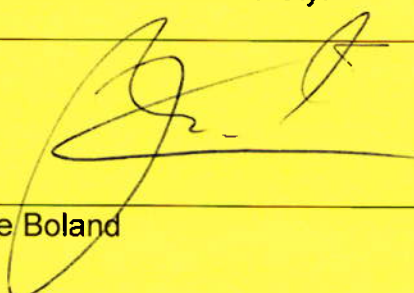
Having regard to the provisions of the Mayo County Development Plan 2022-2028 and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not result in flooding, would not be prejudicial to public health, would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained/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 |
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	<p>developer shall agree such details with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The garage shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>Prior to occupation of the house, the developer shall enter into a water connection agreement with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Within 2 months of this grant of permission/retention permission, the applicant shall submit to the Planning Authority for its written agreement, details including calculations, sizing and location(s) of a soakaway(s) to cater for surface water run-off from the structures on the site and hardstanding areas. Surface water from the site shall not discharge to the public road or adjacent property.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Prior to occupation of the house the front boundary of the site shall be set back 3 metres from the edge of the L-54268, as demarcated by the surfaced area of the road. The area between the front boundary of the site and the edge of the L-54268 shall be levelled and surfaced in tarmacadam.</p> <p>Reason: In the interest of traffic safety.</p>

Board Member



 Joe Boland

Date: 23/11/2023