

An
Coimisiún
Pleanála

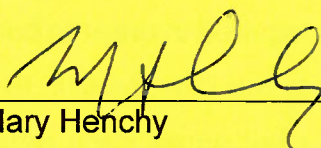
Direction
CD-020177-25
ABP-316388-23

The submissions on this file and the Inspector's report were considered at a meeting held on 09/07/2025.

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

Planning

Commissioner:


Mary Henchy

Date: 09/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Mayo County Development Plan 2022-2028, specifically Specific objective EDO 44 and Volume 2, Section 5.6 and specific objective EDO 6 within the Ballina Local Area Plan 2024, in relation to signage, it is considered that the modest scale of the non-illuminated sign, would not adversely impact upon this town centre zoned site nor adversely impact the amenities of the neighbouring residents nor adversely impact the local streetscape. The modest scale and proportions of the sign, would not detract from the architectural and visual amenities of the area nor the streetscape and would,

therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted that the Ballina Local Area Plan has been made and that the objectives referred to in the Inspectors assessment are contained in the Plan. The Commission considered the proposed development is not a class of development to which contributions apply as it is not included in either Table 1 or 2 of Section 9 of the Mayo County Council Development Contribution Scheme 2023.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received on 8th day of February 2023, 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. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

- 2 No advertisement or advertisement structure, other than that submitted on the drawings submitted to the Planning Authority on the 8th day of February 2023 shall be erected or displayed on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

- 3 The signage, permitted on foot of this appeal shall comprise a non-illuminated three-square metre gable sign.

Reason: In the interest of clarity.