

An  
Bord  
Pleanála

**Board Direction**  
**BD-014279-23**  
**ABP-317516-23**

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.

### **Reasons and Considerations**

Having regard to the provisions of the Mayo County Development Plan 2022-2028, the nature and restricted use of the unit subordinate to the existing dwelling, and to the existing pattern of development in the area, it is considered that the retention of the unit, subject to the following conditions, would not be injurious to the residential amenities of property in the vicinity, would not constitute a pedestrian or traffic hazard, and would accord with the proper planning and sustainable development of the area

### **Conditions**

1. The development shall be in accordance with the plans and particulars lodged with the application on 20th April 2023 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The developer shall enter into water and wastewater connection agreements with Uisce Eireann.

Reason: In the interest of public health.

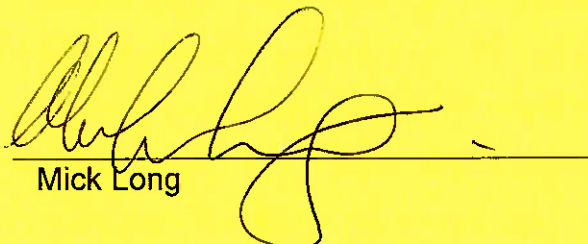
3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

4. The unit hereby permitted for retention, and the main dwelling house, shall be used solely as a single dwelling unit and shall not be sold or let (long or short term), or for tourist use separate to the main house. The use of the unit shall be strictly restricted to members of the immediate family of the occupier of the main house.

Reason: To restrict the use of the extension in the interest of residential amenity and the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 25/10/2023