



An
Bord
Pleanála

Board Direction
BD-016636-24
ABP-318215-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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 Mayo County Development Plan 2022 – 2028, the Castlebar and Environs Development Plan 2023 – 2029 and the 'Existing Residential' designation of the site, the nature and scale of the proposed development and to the property location, within a serviced urban area and to the pattern of development in the area. It is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area, in terms of visual impact or in terms of overshadowing or loss of daylight. The proposed development would, therefore, be in accordance 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 the Significant Further information plans and particulars submitted on the 17th May 2023 and Clarification of Further Information on the 23rd of August 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.

Reason: In the interest of clarity.

2. Referring specifically to DRG. No. 2224/450 'Section CC' that accompanied the Appeal Response. The parapet/flat roof level of the single storey kitchen area shall be reduced by 0.4m. Revised drawings to be submitted to and agreed with the Planning Authority prior to commencement.

Reason: To protect the residential and visual amenity of the dwelling to the east.

3. No surface water run off shall be discharged from the site onto the public road. The developer shall not cause any water to impinge on the road and/ or adjacent properties and shall bear the cost of any works carried out by the Roads Authority to correct any such drainage problem.

Reason: To prevent flooding

4. 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, Mayo County Council prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

5. The applicant shall enter into water and wastewater connection agreements with Uisce Eireann prior to commencement of development.

Reason: In the interests of public health.

6. 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 of pitched roof shall be natural slate.

Reason: In the interest of visual amenity.

7. 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 of pitched roof shall be natural slate.

Reason: In the interest of visual amenity.

8. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 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 Mayo County Council

Reason: In order to safeguard the amenities of property in the vicinity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Mayo County Council Development Contribution Scheme 2023 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Board Member


Liam Bergin

Date: 18/06/2024