

An
Bord
Pleanála

Board Direction
BD-017352-24
ABP-319119-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2024.

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 nature and scale of the proposal and central urban location and objective SSO 3 of the Mayo County Development Plan 2022-2028 for the urban regeneration of vacant properties, the draft Castlebar Local Area Plan, National policy as outlined in Section 28 Guidelines relating to Sustainable Residential and Compact Settlements 2024 and the Sustainable Urban Housing Design Standards for New Apartments 2022 the proposed development would provide for an acceptable form of development. It is considered therefore that, subject to compliance with the conditions set out below, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be 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

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. Prior to commencement of development, the developer shall submit the following for the written agreement of the planning authority:
 - (a) Details of all external finishes, including first and second floor windows, guttering, and fascia,
 - (b) Details of proposed bin storage arrangements on the property within the control of the developer, and
 - (c) Details of wastewater discharge arrangements, including confirmation from Uisce Eireann regarding the adequacy and capacity of the existing infrastructure.

Reason: In the interests of visual amenity, orderly development, and public health.

3. Surface water discharge from the development shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

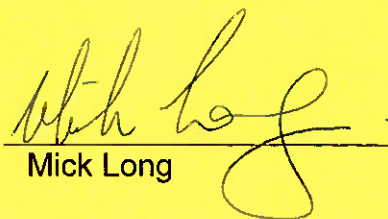
4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety.

5. 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 Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the 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 the Board 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


Mick Long

Date: 02/09/2024