



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020063-25**  
**ABP-321245-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/06/2025.

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:**

*Eamonn James Kelly*

**Date:** 26/06/2025

Eamonn James Kelly

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to:

- (a) The scale and extent of the alterations proposed to the permitted development, and its resultant design, scale and layout,
- (b) The conclusion of the Site Specific Flood Risk Assessment,
- (c) The conclusion of the Ecological Impact Assessment,
- (d) The provisions of the Mayo County Development Plan 2022-2028,
- (e) The conclusion of the Appropriate Assessment,



it is considered that subject to compliance with the conditions set out below, the proposed development would not result in flooding, and would not have a significant impact on ecology or on European Sites in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment: Stage 1:**

The Board considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an appropriate assessment in relation to the potential effects of the proposed development on the European Sites in the vicinity of the development. The Board agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Lough Corrib Special Area of Conservation (Site Code 000297) and the Lough Corrib Special Protection Area (Site Code 004042) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

### **Appropriate Assessment: Stage 2**

The Board considered the Natura Impact Statement, and all the other relevant submissions on file, and carried out an appropriate assessment of the implications of the proposed development on the Lough Corrib Special Area of Conservation (Site Code 000297) and the Lough Corrib Special Protection Area (Site Code 004042) in view of the sites' Conservation Objectives. The Board considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' Conservation Objectives using the best scientific knowledge in the field. In completing the assessment, the Board considered, in particular, the following:

- (i) the site-specific Conservation Objectives for the European Sites,



- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European Sites.

In overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7th day of August 2024 and the 8th day of October 2024. 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, planning authority register reference 17/585, as extended by planning authority register reference 17/5850, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The mitigation measures contained in the Natura Impact Statement submitted to the planning authority on the 7<sup>th</sup> day of August 2024 shall be implemented and shall be supervised by a suitably qualified ecologist.

**Reason:** To protect the integrity of European Sites.

4. The mitigation measures contained in the Ecological Impact Assessment submitted to the planning authority on the 7<sup>th</sup> day of August 2024 shall be implemented and shall be supervised by a suitably qualified ecologist.

**Reason:** In the interest of environmental protection and nature conservation.