

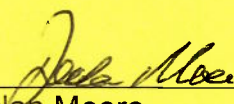
An
Coimisiún
Pleanála

Direction
CD-020718-25
ABP-322597-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/09/2025.

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:


Declan Moore

Date: 18/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Mayo County Development Plan 2022-2028, to the nature and scale of the proposed development and its relationship with the surrounding area, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, visual and landscape impact, environmental impact, access and car parking, and in relation to lighting impact. 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 particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8th day of April 2025, 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. Within three months of the completion of the development, the temporary existing clubhouse structures shall be removed from the adjacent site and from the golf course area.

Reason: In the interest of clarity and to protect local amenity.

3. The proposed development shall be amended as follows:
 - (a) The proposed internal road along the north-east boundary shall be omitted.
 - (b) The proposed internal road from the vehicular entrance to the clubhouse shall be a maximum width of three metres.
 - (c) The road and pathway along the south and south-east boundary shall connect directly to the existing car park.
 - (b) The window and set of doors which would be located along the north-west elevation closest to the north-west corner should be in opaque glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

4. Details of the materials, colours and textures of all the external finishes to the clubhouse shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include low level and cowled lighting along pedestrian and access routes. Such lighting shall be provided prior to the completion of the development.

Reason: In the interest of amenity and public safety.

6. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

7. A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electrical vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points.

Reason: In the interest of sustainable transportation.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated if required as part of the site development works.

Reason: In the interest of visual amenity.

9. Prior to the commencement of development, the developer shall enter into a connection agreement (s) with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

10. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

11. Site development and building works shall be carried out only between the hours of 0700 to 1900 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 the planning authority.

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