



An
Coimisiún
Pleanála

Direction
CD-021240-25
ACP-323017-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/11/2025.

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:

Mary Gurrie
Mary Gurrie

Date: 13/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies and provisions of the Mayo County Development Plan 2022 – 2028, the location within a rural area, to the nature and scale of the development proposed to be retained and its relationship with the adjacent route through the site and with the surrounding area, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable and 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 impact, access impacts and public health. The development would,

therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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. The granary/shed 1 shall be used only as a private domestic garage/shed and shall not at any time be used for agricultural, industrial or commercial purposes or converted for human habitation.

Reason: In the interests of residential amenity.

3. 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 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 Coimisiún 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.

Note: The Commission noted the commentary of the Inspector in relation to the description of the proposed development on the public notices and the recommended scope of the permission, however having regard to the entirety of the information on file, including the site layout plan submitted with the application which identifies both the dwelling and Shed 1 as to be retained, and the statutory application form which identifies the gross floor space of work to be retained as 132m², which would include the dwelling and shed, the Commission decided to grant permission for retention of both the extension to the existing cottage and Shed 1 as per the Planning Authority's decision.