



An
Coimisiún
Pleanála

Direction
CD-021434-25
ACP-323166-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

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 Henchy

Date: 01/12/2025

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, the nature and scale of the proposed development and development proposed to be retained, and its relationship with surrounding property, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable in terms of design, visual impact and public health, would not seriously injure the residential or visual amenities of the area or of property in the

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

Conditions

1. The development shall be retained, 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 9th day of June, 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, or within three months of the date of this Order in the case of the development proposed to be retained, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (a) The roof colour of the extension and garage shall be the same colour as the existing roof. The colour of the ridge tile shall be the same as the colour of the house roof.
 - (b) The external walls of the extension and garage shall be finished to match the external walls of the existing house.

Reason: In the interest of visual amenity.

3. The dwellinghouse, house extension and garage shall be retained in single ownership and shall not be sold or let separately and shall not at any time be used for agricultural, industrial, commercial or human habitation purposes.

Reason: In the interest of residential amenity.

4. (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included in the site characterisation report submitted with the application and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency 2021.
- (b) Treated effluent from the septic tank/wastewater treatment system shall be discharged to a percolation area/polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
- (c) Within three months of the date of this Order, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.
- (d) Within three months of the date of this Order, a site layout plan to scale shall be submitted to the planning authority for agreement. This shall include the location of the wastewater treatment system and infiltration area in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency 2021.

Reason: In the interest of public health and to prevent water pollution.

5. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

6. 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.