



An
Coimisiún
Pleanála

Direction
CD-021654-26
ACP-323538-25

The submissions on this file and the Inspector's report were considered at meetings held on 17/12/2025 and 06/01/2026.

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 Currie
Mary Currie

Date: 12/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Mayo County Development Plan 2022-2028, the mixed use zoning of the site, the nature and scale of the development proposed to be retained and completed and its relationship with the surrounding area, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed 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 its design, its proposed use as

temporary social residential accommodation, and in terms of traffic safety and parking. The development proposed to be retained and completed 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 on the 13th 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 within three months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permitted use of the development is for temporary social residential accommodation purposes only and is not to be used for tourist accommodation without a further grant of planning permission.

Reason: In the interest of clarity.

3. Within three months of the date of this Order, the developer shall submit details to the planning authority demonstrating compliance with the Guidelines for New Emergency Accommodation, 2022 and the Guidelines for Temporary Accommodation in Existing Buildings - Single Persons & Family Type Accommodation, 2023, both published by the Department of Housing, Heritage and Local Government. Any amendments required to the internal floor plans to achieve compliance with the Guidelines shall be submitted for the written agreement of the planning authority.

Reason: In the interest of temporary accommodation standards.

4. The premises shall be managed in accordance with a detailed Operational Management Plan which shall be submitted to the planning authority for written agreement within three months of the date of this Order.

Reason: To ensure the appropriate management of the facility.

5. A maximum number of 10 car parking spaces shall be provided in accordance with the details submitted to the planning authority on the 13th day of June, 2025.

Reason: For clarity and in the interest of sustainable transportation and development.

6. At least 10 number bicycle parking spaces shall be provided in the rear shed in accordance with the standards outlined in Section 7.12.3 (Volume 2) of the Mayo County Development Plan 2022-2028.

Reason: In the interest of sustainable transportation and development.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

8. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months of the date of this Order, 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.

Note:

The Commission noted the revised drawing submitted by the applicant with the appeal and received by An Coimisiún Pleanála on the 2nd of September 2025,

showing an alternative layout allowing for en-suite shower rooms. The Commission considered that the changes in the revised floor plans proposed by the applicant were somewhat ad hoc. The Commission also noted the recommendation of the Inspector in relation to omitting the two central ground floor rooms identified as rooms 4 and 5 on the alternative layout drawing, and while acknowledging the intent of the recommendation, the Commission considered that this change, in conjunction with the changes proposed by the applicant, would result in an overall layout which was not appropriately designed for the proposed use. The Commission noted that the original floor plan proposed appeared to substantially comply with the Guidelines for New Emergency Accommodation published by the Department of Housing, Heritage and Local Government in 2022 and the Guidelines for Temporary Accommodation in Existing Buildings - Single Persons & Family type Accommodation published by the Department of Housing, Heritage and Local Government in 2023 and decided therefore to grant retention and completion of the development as proposed to the planning authority with the application subject to the developer confirming compliance with the above guidelines to the planning authority. The Commission amended the Inspector's recommended Condition 3 accordingly.