



An
Coimisiún
Pleanála

Commission Direction
CD-000346
PL-500454-MO-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27 March 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 Henchy

Date:

30th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Mayo County Development Plan 2022-2028, to the design of the sub-division of the dwellings and to the car parking areas with no extensions

proposed, the development proposed for retention would not give rise to haphazard development and would not be out of character with the receiving environment, the density is appropriate and, with no significant traffic safety issues or environmental impacts noted, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained would be acceptable. The development proposed to be retained would therefore not unduly negatively impact on the residential or visual amenities of the area, or of property in the vicinity and is acceptable in terms of car parking provision and convenience. The development proposed to be retained 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 An Coimisiún Pleanála on the 15th day of December 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

1. Within six months of the date of this Order there shall be two car parking spaces for each dwelling unit, and the site layout shall be as shown on drawing number 31/25 (Site Layout) which was received by An Coimisiún Pleanála on the 15th day of December 2025.
2. Within six months of the date of this Order all rear gardens shall be divided with 1.8metre high concrete block walls, suitably capped and rendered on both sides, or by a 1.8metre high timber panel fences with concrete posts.

Reason: In the interests of compliance with Development Plan standards and parking control.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. The developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

6. Within three months of this order, 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.