



An
Coimisiún
Pleanála

Commission Direction
CD-000575
PL-500608-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 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 Gurrie

Mary Gurrie

Date: 15/05/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site outside of a Rural Area under Strong Urban Influence, to the planning history of the site and the existing development

adjacent, and having regard to the modest scale of the proposed development and its position in relation to the adjacent property, it is considered that, subject to compliance with the conditions set out below, the proposed development would not significantly detract from the rural character of the area, or the amenities of the adjoining property, would not be detrimental to public health or the environment and would be in accordance with the provisions of the Mayo County Development Plan 2022-2028 and 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 27th of October 2025 and 20th day of November 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. Unless otherwise agreed by the Planning Authority, silt fencing will be installed at the perimeter of the site to the north/northeast for the duration of construction activities. The area within the ownership of the applicant to the north of the roadside shall be closed off during construction to preclude any storage of materials or use by vehicles adjacent to the river Glore.

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

3 (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 26th June 2025 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 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 first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the 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.

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

4. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann or relevant Group Water Scheme to provide for a service connection to the public water supply.

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

5. The timber metal cladding shall be omitted from the front elevation of the dwelling. The dwelling house shall be finished in nap plaster or dash with no colour components. Any stone used shall be a local stone indigenous to the area. Roof slates/tiles shall be blue black in colour. The front door shall be of simple design in hardwood.

Reason: In the interests of visual amenity.

6. There shall be no excavation of ground within 2 metres of the shared boundary with the neighbouring dwelling, along the southeast of the site.

Reason: To protect existing topography and vegetation, in the interests of orderly development and visual amenity.

7. (a) The entrance shall not exceed 4m in width.
- (b) The front boundary of the site shall be set back a minimum of 3m from the nearer edge of the adjoining tarred/surfaced carriageway.
- (c) The new front boundary shall consist of a hedgerow or 600mm natural stone with hedgerow behind.
- (d) The entrance gates to the proposed house shall be set back not less than 4m from the new boundary
- (e) Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed 1metre in height.
- (f) Sightlines shall not be obstructed by the vehicular entrance.
- (g) The area of land between the proposed front boundary and the nearside edge of the existing carriageway shall be excavated to a depth of 300mm, backfilled with CI804 granular material and finished with a sealed durable surface compliant with Specification for Road Works Series 400. The driveway shall comply with direct access gradients as per table 6, Section 7.9, Volume 2 of the Mayo County Council Development Plan 2022-2028.
- (h) The finish surface level shall tie into the level of the existing carriageway.

Revised drawings showing compliance with these requirements shall be submitted to the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety, visual amenity and to protect the rural character of the area.

8. (a) All surface water generated within the site boundaries shall be collected and disposed of to soakaways 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.

9. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) the establishment of a hedgerow along all boundaries of the site,

(b) planting of trees at intervals along the boundaries of the site,
and

(c) a timeframe for implementation

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and biodiversity.

10. The proposed domestic garage shall be used only as a private external storage building /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 interest of residential amenity.

11. Site development and building works shall be carried out between the hours of 07:00 to 19:00 Mondays to Fridays inclusive, between 08:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

12. 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 Bord 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.