

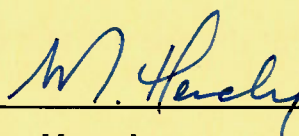
An
Coimisiún
Pleanála

Commission Direction
CD-000975
PL-501103-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 July 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:

27th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable scale and density

of development, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not give rise to a traffic hazard. Furthermore, the proposed development being within the consolidation zone of Doogort, a Tier 5 rural settlement, on a site that is serviced would be in accordance with the requirements of the Mayo County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Croaghaun/Slievemore Special Area of Conservation (Site Code: 001955) and the Doogort Machair Special Protection Area (Site Code: 004235) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement, and all the other relevant submissions on file, and carried out an Appropriate Assessment of the implications of the proposed development on the Croaghaun/Slievemore Special Area of Conservation (Site Code: 001955) and the Doogort Machair Special Protection Area (Site Code: 004235) in view of the sites' Conservation Objectives.

The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in

relation to the sites' Conservation Objectives using the best scientific knowledge in the field. In completing the assessment, the Commission considered, in particular, the following:

- (i) the site-specific Conservation Objectives for the European Sites,
- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) the mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's Report in respect of the potential effects of the proposed development on the aforementioned European Sites.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

Conditions

1. The proposed 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 9th day of January, 2026 and on the 18th day of February, 2026, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented in full.

Reason: In the interest of the protection of European Sites.

3. Prior to commencement of the development, a traffic management plan for the construction phase shall be prepared by a suitably qualified professional and submitted for the written agreement of the Planning Authority. The traffic Plan shall include the following details:

- (1) Proposals for sight visibility requirements at the site access point being delivered prior to commencement of the development of the houses or any other works on site.
- (2) Proposals for Staff parking needs for the construction phase accommodated within the site curtilage.
- (3) proposals for cleaning of plant exiting the site ensuring mud/deleterious materials are not carried onto the public footpath/road.

Reason: In the interest of traffic safety.

4. Roads, footpaths and turning areas shall be designed and constructed in accordance with the Design Manual for Urban Roads and Streets. Any interference with or damage to the adjoining public road caused during the construction of the proposed development shall be made good at the expense of the developer to the confirmed written satisfaction of the Westport Municipal District Engineer. Junctions and intersections shall have dished kerbs, dished footpaths and tactile paving. All footpaths shall be designed in such a manner as not to allow parking.

Reason: In the interest of traffic and pedestrian safety and to facilitate the disabled.

5. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety

efficiency.

6. Landscaping works shall be carried out in accordance with the Landscape Plan received by the planning authority on the 5th day of April, 2025. Plants, trees or hedging shall be located to ensure that, on maturing, no interference

with sightlines at junctions occurs, and roads and footpaths shall not become undermined.

Reason: In the interest of visual and residential amenity.

7. 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

8. Final boundary treatment details shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of visual and residential amenity.

9. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

10. On completion of the proposed development, the developer shall submit to the planning authority as-constructed drawings of the entire development, including all services in the estate.

Reason: In the interest of proper planning and sustainable development.

11. The name of the estate or overall development shall reflect the townland name or some feature of the general area. The final name shall be agreed in writing with the planning authority prior to commencement of development.

Reason: To protect the general identity of the area.

12. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection

13. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

15. 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.