

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Mayo County

**Planning Register Reference Number: P15/191**

An Bord Pleanála Reference Number: PL 16.245287

**APPEAL** by Mark Coyne of Garryduff, Castlebar, County Mayo against the decision made on the 10<sup>th</sup> day of July, 2015 by Mayo County Council to grant subject to conditions a permission to Devlin Construction (Mayo) Limited care of John Lambe Architectural and Engineering Services Limited of Quay Street, Westport, County Mayo in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retain and complete houses 2, 3, 4 and 5 Chapel Street, and to amend previous permission planning register reference number P14/420 to provide for the demolition of the Chapel Street elevation at Chapel Street, Louisburgh, County Mayo.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

Having regard to the town centre zoning of the site as set out in the Mayo County Development Plan 2014-2020 together with the extant permission granted under planning register reference number P14/420, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance 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 submitted on the 17<sup>th</sup> day of June 2015 and the 19<sup>th</sup> day of June, 2015, 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. Water supply and 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.

3. The external finishes of the proposed front elevation including colours, textures and finishes and the roof tiles/slates shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of visual amenity.

4. All other conditions attached to the previous grant of planning permission under planning register reference number P14/420 shall continue to apply.

**Reason:** In the interest of orderly development.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**