

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Mayo County

Planning Register Reference Number: P16/165

An Bord Pleanála Reference Number: PL 16.246982

APPEAL by Liam Ryder care of Robert Kilkelly and Associates of Mountbrowne House, Distillery Road, Westport, County Mayo against the decision made on the 1st day of July, 2016 by Mayo County Council to grant subject to conditions a permission to Noel Devery 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: Construction of a pontoon/landing stage at Inishgowla South, Westport, 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 nature, scale and stated need of the proposed development, the Board considers that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities of the area, would not impinge on existing traffic using the island and would not be likely to have a significant effect on the Clew Bay Complex Special Area of Conservation (Site Code 001482) in view of the sites' conservation objectives. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board noted the Appropriate Assessment Screening Report submitted by the applicant and the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted her conclusions and recommendations in this regard. The Board was therefore satisfied, having regard to the nature, location and scale of the subject development, and in the light of the mitigation measures set out in the applicant's Screening Report, which would constitute normal construction practice, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Clew Bay Complex Special Area of Conservation (Site Code 001482) or on any other European site in view of the sites' conservation objectives.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. The developer shall obtain the necessary permits from the relevant consenting authority prior to the commencement of any works on the foreshore.

Reason: In the interests of clarity.

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

Dated this day of 2016.