



An  
Bord  
Pleanála

**Board Order**  
**PL 16.248483**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P16/908**

**Appeal** by Peter Griffin of Mayfield, Claremorris, County Mayo against the decision made on the 19<sup>th</sup> day of April, 2017 by Mayo County Council to grant subject to conditions a permission to Patrick Anderson care of BK Engineering Design Limited of Abbey Street, Ballyhaunis, County Mayo in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing rear extension to dwellinghouse and construction of new extensions to front and rear of dwellinghouse, construction of new access entrance and construction of new boundary walls to the front and side, all as per drawing documentation submitted together with all ancillary site works and services at Roosky, Claremorris, 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 zoning, nature and scale of the proposed development and the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with existing development within the area, would be acceptable in terms of visual impact and traffic safety and convenience, and would not seriously injure the residential amenities of the area or of property in the vicinity. 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 29<sup>th</sup> day of March, 2017, 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. Prior to commencement of development, revised site layout drawings, which provide for the provision for soft-landscaping, incorporating sustainable urban drainage in the front garden area, shall be submitted to, and agreed in writing with, the planning authority. The proposed development shall be implemented in accordance with the agreed plans.

**Reason:** In the interest of visual amenity, environmental protection, public health and to ensure a proper standard of development.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. Water supply and drainage arrangements, including the 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 to ensure a proper standard of development.

