



An
Bord
Pleanála

Board Order
PL 16.249044

Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/46

Appeal by Richard and Lesley Fentem care of Anne Dennehy of Carrowbaun, Westport, County Mayo against the decision made on the 19th day of July, 2017 by Mayo County Council to grant subject to conditions a permission to Padraic and Cheryl Browne care of Construction Services of Tonranny, Westport, County Mayo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of revisions to building as constructed, under previously granted planning register reference number P08/687. Retention of a change of use from a domestic garage to an Arts and Crafts building, and all associated ancillary facilities including the construction of an underground water retention tank at Mallaranny Townland, Mulranny, County Mayo, as amended by the further public notice received by the planning authority on the 23rd day of June, 2017.

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 location of the site close to existing facilities in the village of Mulranny,
- the nature, scale and use of the outbuilding as a modest-scale arts and crafts facility used by the community and residents of the house on site,
- Objectives SC-01 and ART-01 of the Mayo County Development Plan 2014-2020 and the stated function of Mulranny village, and
- the pattern of development in the vicinity, including the separation distance from the subject arts and crafts building to neighbouring established residences, as well as mature screening along the site boundaries,

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience of road users, and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 9th day of May 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. Unless otherwise permitted by a grant of planning permission, the arts and crafts facility shall be used solely for purposes ancillary to the house on site or in connection with local community groups, and it shall not be used for commercial purposes or sold or let independently of the house on site.

Reason: In the interests of clarity and of orderly development.

3. Within two months from the date of this order, the developer shall permanently block the existing vehicular access/egress on the north east side frontage to the site, which may include provision of a pedestrian gate.

Reason: In the interest of traffic safety.

