



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/262

Appeal by Thomas Golden of Carnacon, Ballyglass, Claremorris, County Mayo against the decision made on the 24th day of January, 2019 by Mayo County Council to grant subject to conditions a permission to James Lally 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: Retention of conservatory and garage and for permission to connect a two bedroom house to a new effluent treatment system; all at Carrownagreggaun, Ballyglass, 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 existing development on site, including the nature, form, appearance and scale of the development proposed to be retained and the wastewater treatment system, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be prejudicial to public health, would not be likely to cause a deterioration in the quality of waters in the area and would be in accordance with the document entitled “Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)” - Environmental Protection Agency, 2009. Furthermore, the design and siting of the extensions proposed to be retained would complement the host house, would not seriously injure the visual amenities of the area and would be in accordance with the provisions of the Mayo County Development Plan 2014-2020. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by the planning authority on the 21st day of December, 2018, 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 the 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 existing cottage and bungalow shall be jointly occupied as a single residential unit and the cottage shall not be sold, let or otherwise transferred or conveyed, except as part of the bungalow.

Reason: To restrict the use of the cottage in the interest of public health.

3. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled “Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)” – Environmental Protection Agency, 2009 and subsequent clarifications issued by the Environmental Protection Agency.

Reason: In the interest of public health.

4. 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.

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

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

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.