



Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P18/640

Appeal by McGrath Industrial Waste Limited care of Grady Carr Architects of 3 Cuil d'Ean, Altamount Street, Westport, County Mayo against the decision made on the 21st day of March, 2019 by Mayo County Council to grant subject to conditions a permission to Abbey Álainn Limited care of John Halligan Architects of Low Park, Charlestown, County Mayo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a two-storey 3,907 square metres extension to the existing primary care centre (planning register reference number P13/12500 refers) with all ancillary and associated works at Moneenbradagh, Castlebar, 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 and to the pattern of development in the vicinity, the zoning objectives for the site, as set out in the Castlebar and Environs Development Plan 2008-2014, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, 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, and would be in accordance with the provisions of the Castlebar and Environs Development Plan 2008 - 2014 (as extended) and the Mayo County Development Plan 2014 - 2020. 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 22nd day of January, 2019 and on the 28th day of February, 2019, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions attached to the permission granted on the 17th day of May, 2013, under planning register reference number P13/125, as extended by planning register reference number P13/12500 on the 15th day of March, 2018, and as revised under An Bord Pleanála appeal reference number ABP-302482-18 (planning register reference number P18/327) on the 21st day of December, 2018.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. (a) The development shall be carried out on a phased basis. The first phase shall consist of the completion of all car parking spaces to serve the primary care centre, together with their associated site development works. Prior to commencement of

any development on the overall site, details of the first phase shall be submitted to, and agreed in writing with, the planning authority.

- (b) Work on any subsequent phases, including the loss of the existing car park to the north of the primary care centre building, shall not commence until such time as the written agreement of the planning authority is given to commence the next phase. Details of further phases shall be as agreed in writing with the planning authority.

Reason: To ensure that adequate parking spaces are permanently available to serve the existing and extended primary care centre facility and to prevent inappropriate parking along the access roads.

- 4. (a) 20 number additional bicycle parking spaces shall be provided within the site, resulting in a total of 107 number bicycle parking spaces to serve the entire development. Details of the layout and demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) A minimum of 10 per cent of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development and in the interest of sustainable transportation.

5. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by staff employed in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

6. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water and provision of fuel interceptor(s), shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. Comprehensive details of the proposed public lighting system to serve the development shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development. The agreed lighting system shall be fully implemented and operational, before occupation of the extension to the primary care centre.

Reason: In the interest of public safety and visual amenity.

9. A detailed Construction Management Plan, including a Construction Traffic Management Plan, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This shall include details of monitoring and reporting in accordance with the requirements of the planning authority.

Reason: In the interest of environmental protection, to protect the amenities of neighbouring properties and in the interest of traffic safety.

10. 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 amenities of property in the vicinity.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2019.