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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P19/51**

**Appeal** by Martin and Rosaleen O'Boyle of Barber Hill House, Bunnyconnellan, County Mayo against the decision made on the 22<sup>nd</sup> day of July, 2019 by Mayo County Council to grant subject to conditions a permission to Jonathan Banks of Oatlands House, Bonniconlon, Ballina, County Mayo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of polytunnel and all associated ground works, all at Oatlands, Bunnyconnellan West (Chaffhill), Grove Road, Ballina, 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 horticultural character of the proposed development, its siting in a former walled garden and its modest scale and setting in a rural area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be visually obtrusive, would not seriously injure the residential amenity of the area, would comply with the provisions of the Mayo County Development Plan 2014-2020, and 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 further plans and particulars submitted to the planning authority on the 1<sup>st</sup> day of July, 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. The landscaping scheme lodged with the planning authority on the 1<sup>st</sup> day of July, 2019 shall be completed within two months of the date of this order and shall be maintained.

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

3. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To prevent pollution.

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

**Dated this            day of            2020.**