



An
Bord
Pleanála

Board Order
ABP-305492-19

Planning and Development Acts 2000 to 2019

Planning Authority: Mayo County Council

Planning Register Reference Number: P19/211

Appeal by T.H. (Contractors) Limited care of The Planning Partnership of McHale Retail Park, Castlebar, County Mayo against the decision made on the 2nd day of September, 2019 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Change the use of Block A, house units 1, 2 and 3 from assisted living units to dwelling house use for private sale, previous planning reference numbers P08/363 and P16/1028 at Drum, Knock, 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 site's location on serviced urban land, the nature and scale of the proposed development and the pattern of existing and permitted development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual 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 7th day of June, 2019 and the 7th day of August 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing grouped parking area on the eastern side of the internal access road shall be extended to provide an additional three number car parking spaces (eight number spaces in total), with one number space permanently assigned to each of house numbers 1, 2 and 3. The remaining five number spaces shall be reserved as visitor car parking. Details of the layout and demarcation of these spaces shall be submitted to, and agreed in writing with, within six months of the date of this Order.

Reason: To ensure adequate off-street parking provision is available to serve the proposed development.

3. The three number car parking spaces, to the front of the dwelling units, shall be omitted and the area thus released shall be landscaped. Details of the proposed landscaping shall be submitted to, and agreed in writing with, the planning authority within six months of the date of this Order and the agreed details shall be carried out in the next planting season.

Reason: To ensure a satisfactory standard of development and in the interest of residential amenity.

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

Dated this day of 2020.