

Planning and Development Acts 2000 to 2020

Planning Authority: Mayo County Council

Planning Register Reference Number: P20/899

Appeal by Michael John Coen care of Eamon Gavin of Cornamona, County Galway against the decision made on the 12th day of April, 2021 by Mayo County Council to grant subject to conditions a permission to Gabriel Coen care of Mannion O'Neill of Killamonagh, Caherlistrane, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new private entrance on revised site boundaries to existing private dwellinghouse and construction of an agricultural entrance to lands and associated farmyard at Ballymacgibbon North Townland, Cross, County Mayo.

Decision

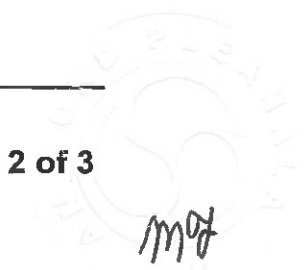
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 location of the site in a rural area outside the boundary of the village of Cross, to the planning history of the site, and to the limited scale and nature of the proposal to provide a new entrance to an existing dwellinghouse and the construction of an agricultural entrance, 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, would be acceptable in terms of traffic safety and convenience 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 the further plans and particulars submitted on the 12th day of February, 2021 and on the 19th day of March, 2021, 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. Prior to commencement of development, the existing hedge west of the proposed accesses shall be permanently removed over a distance of three metres from the front pillar. All details of the final layout plan, including details of drainage and management shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of amenity and of traffic and pedestrian safety.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *5th* day of *August* 2021.