

An
Bord
Pleanála

Board Order
ABP-311395-21

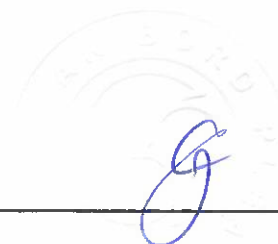
Planning and Development Acts 2000 to 2021

Planning Authority: Mayo County Council

Planning Register Reference Number: P21/691

Appeal by Charles O'Malley care of Grady Architects of 3 Cul d'Éan, Altamont Street, Westport, County Mayo against the decision made on the 19th day of August, 2021 by Mayo County Council to grant subject to conditions a permission to Breta Johnson care of Paul Roddy of Hawksway, Corratowick, Westport, County Mayo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolish single storey flat roofed rear extension and construct new two-storey rear extension to existing mid-terraced dwelling at The Fairgreen, Westport, 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.

Reasons and Considerations

Having regard to the location of the site and pattern of development in the area, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area. 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 lodged with the application 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 proposed development shall be amended as follows:
- (a) The proposed first floor rear balcony shall be omitted and the doorway from the associated bedroom shall be replaced with a window.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing, with the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed 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 0700 hours and 1900 hours Mondays to Fridays, between 0800 hours and 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.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects," published by the Department of the Environment, Heritage and Local Government in July 20006.

Reason: In the interest of sustainable waste management.

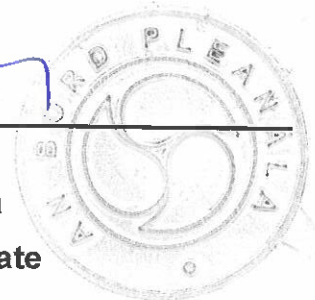


John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 16th day of June 2022