

An  
Bord  
Pleanála

Board Order  
ABP-312110-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/767**

**Appeal** by Seamus Walsh care of Paul Roddy of Hawksway, Corratowick, Westport, County Mayo against the decision made on the 8th day of November, 2021 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Proposed new improved access driveway on to the R311 Regional Road to serve an existing house and lands at Drummannaglieve, Newport, 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 nature and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 13<sup>th</sup> day of October, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Prior to the operation of the new entrance, the existing entrance shall be permanently closed off. Suitable fencing and landscaping with native species shall be undertaken in the first planting season following commencement of development.

**Reason:** In the interest of traffic safety.

3. The access driveway and entrance shall be in accordance with the detailed standards of the planning authority for such works.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

4. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

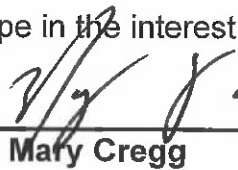
**Reason:** In the interest of public health and to ensure a proper standard of development.

5. Surface water from the site shall not be permitted to drain onto the adjoining public road.

**Reason:** In the interest of traffic safety.

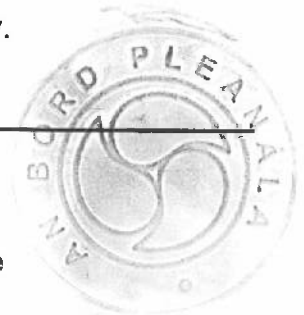
6. The site shall be landscaped using only indigenous trees and hedging species in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In order to screen the development and assimilate it into the surrounding rural landscape in the interest of visual amenity.



Mary Cregg

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



Dated this 10<sup>th</sup> day of May 2023.