

An  
Bord  
Pleanála

Board Order  
ABP-313219-22

## Planning and Development Acts, 2000 to 2021

### Planning Authority: Mayo County Council

**Application** by Mayo County Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura Impact Statement, lodged with An Bord Pleanála on the 5<sup>th</sup> day of April, 2022.

**Proposed Development:** Construction of 8 number dwelling units comprising 3 number 3 bed dormer scale houses and 5 number 2 bed dormer scale houses with private rear gardens. All associated site development works including demolition of existing roadside wall, provision of new entrance from public local roadway, internal access roads, footpaths, parking, public lighting, landscaping, associated earthworks, utilities, services connections (including connection to public water mains approximately 300 metres to the east of the site), new drainage with connections to public mains and associated ancillary works at Cross West, Cross, County Mayo.

### Decision

**APPROVE** the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the EU Habitats Directive (92/43/EEC),
- (b) the European Communities (Birds and Natural Habitats) Regulations 2011,
- (c) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European sites,
- (d) the conservation objectives for the Lough Corrib Special Area of Conservation (Site Code: 000297) and the Lough Corrib Special Protection Area (Site Code 004042),
- (e) the policies and objectives of the Mayo County Development Plan 2022-2028,
- (f) the nature and extent of the proposed works,
- (g) the submissions and observations made in connection with the proposed development, and
- (h) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter.

### Appropriate Assessment

The Board agreed with and adopted the screening assessment and conclusion reached in the Inspector's report that the Lough Corrib Special Area of Conservation (Site Code: 000297) and the Lough Corrib Special Protection Area (Site Code: 004042), are the only European Sites in respect of which the proposed development has the potential to have a significant effect.

The Board considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file. The Board completed an appropriate assessment of the implications of the proposed development for the

Lough Corrib Special Area of Conservation (Site Code: 000297) and the Lough Corrib Special Protection Area (Site Code: 004042), in view of the Sites' conservation objectives. The Board considered that the information before it was adequate to allow for a complete assessment of all aspects of the proposed development and enable them reach complete, precise and definitive conclusions for appropriate assessment.

In completing the appropriate assessment, the Board considered, in particular, the following:

- i. the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii. the mitigation measures which are included as part of the current proposal, and
- iii. the conservation objectives for the European Sites.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the Sites' conservation objectives.

In overall conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the Sites' conservation objectives and there is no reasonable scientific doubt remaining as to the absence of such effects.

### **Proper Planning and Sustainable Development and Likely effects on the environment**

It is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the visual amenities of the area and the residential amenity for future occupants, would not be at risk of flooding, would not seriously injure the amenities of property in the vicinity, would not adversely impact on the cultural, archaeological and built heritage of the area and



would be acceptable in terms of pedestrian and traffic safety. 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 and the information contained in the Natura Impact Statement, except as may otherwise be required in order to comply with the following conditions. Where any mitigation measures or any conditions of approval require further details to be prepared by or on behalf of the local authority, these details shall be placed on the file and retained as part of the public record.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of the environment.

2. The external finishes of the houses shall be as shown on the plans and particulars submitted.

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

3. Prior to commencement of development, the local authority or any agent acting on its behalf shall prepare a Construction and Demolition Environmental Management Plan (CDEMP) incorporating all measures set out in the application documentation including the mitigation measures indicated in the Natura Impact Statement and demonstration of proposals to ensure best practice. The plan shall address, inter alia, measures relating to the traffic management, waste management and water quality. The plan shall be placed on the file and retained as part of the public record.

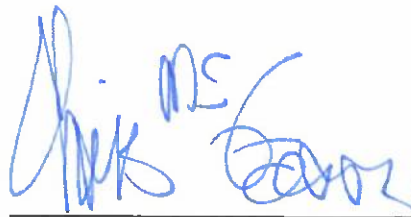
**Reason:** In the interests of protecting the amenities of the area and the environment.

4. All areas of open space shown on the submitted drawings shall be reserved for such use and shall be levelled, contoured, soiled, seeded and landscaped. The open space shall be laid out and landscaped within six months of the occupation of the houses.

**Reason:** In the interests of proper development and amenity.

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of orderly development and the visual amenities of the area.



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



Dated this 26<sup>th</sup> day of September 2022