

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P21/1050

Appeal by Niall Reilly and Anna Llot of Mount Gordon, Knockaphunta, Castlebar, County Mayo against the decision made on the 5th day of April, 2022 by Mayo Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of shed/store for use as a self-contained dwelling unit and use of ground floor extension as a granny flat at Knockaphunta, Castlebar, County Mayo. The proposed development was revised by further public notices received by the planning authority on the 21st day of January, 2022.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

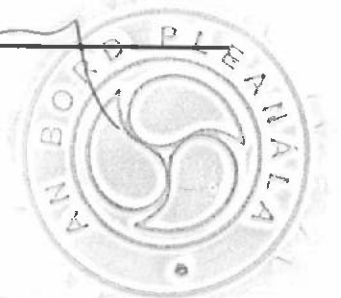
Having regard to section 4.15 of the Mayo County Development Plan 2022-2028, which addresses ancillary buildings, including Granny Flats, and sets out that they are not intended as options for sale, rent/lease (long or short term) but are intended for use by immediate family members who require to be located beside the members of the existing household on-site, it is considered that condition number 2 of the planning authority's decision to grant permission under planning register reference number P21/1050 would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to remove condition number 2, the Board had particular regard for section 4.15 of the Mayo County Development Plan 2022-2028 and considered that inclusion of condition number 2 would be in accordance with the proper planning and sustainable development of the area.



Martina Hennessy

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



Dated this 18th day of July 2023.