



An
Bord
Pleanála

Board Order
ABP-314717-22

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 21/1345

Appeal by Thomas Guckian of Lowparks, Boyle, County Roscommon against the decision made on the 7th day of September, 2022 by Mayo County Council to grant subject to conditions a permission to John, Mary and Austin Gibbons of Derreen, Louisburgh, County Mayo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition and re-building of a house at Chapel Street, Louisburgh, 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 provisions of the Mayo County Development Plan 2022-2028, the location and derelict character of the site, and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would be compatible with the visual and residential amenities of the area and would not impact unduly on the residential amenities of adjacent properties or character of the area. No Appropriate Assessment issues would arise. The proposed development would, otherwise, 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 further plans submitted on the 7th day of March 2022, the 1st day of June 2022, and the 18th day of August 2022, 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 developer shall submit the following to the planning authority for written agreement:

Detailed dimensioned drawings to a scale of not less than 1:50 showing details of traditional eaves detailing, roof details, chimney, sliding sash timber windows, traditional timber door, plaster details, construction details with respect to window reveals, and details of the junctions to the existing adjacent roofs.

Reason: In order to ensure an appropriate standard of restoration works.

3. Details of the materials, colours and textures of all external finishes to the proposed development shall be submitted to and agreed with the planning authority prior to commencement of development. The roof covering shall be natural slate and none of the external fittings shall be constructed of uPVC.

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. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

7. The construction of the development shall be managed in accordance with a construction management plan which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide detail of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.



Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *3rd* day of *November*, 2023.