

An
Bord
Pleanála

Board Order ABP-316118-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

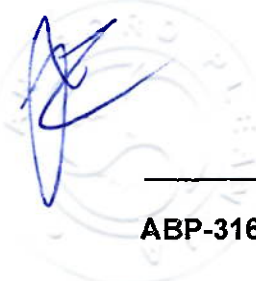
Planning Register Reference Number: 23/6

Appeal by Micheal McLoughlin of Shandrum, Newport, County Mayo against the decision made on the 1st day of March, 2023 by Mayo County Council to grant subject to conditions a permission to Cathal and Maryrose Brady care of Armstrong Reape Architectural Services of Charter House, Linenhall Street, Castlebar, County Mayo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retain and complete an existing dwellinghouse and domestic garage which were previously granted permission under planning register reference number P06/2149, including effluent treatment system and site boundaries as constructed on site, together with all associated site works and connection into existing services, all at Shandrum, Newport, County Mayo.

Decision

GRANT permission for the above 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, and the nature of the development proposed to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not result in flooding, would not be prejudicial to public health, would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European Sites in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars 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 with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage shall be used solely for use incidental to the enjoyment of the main dwellinghouse and shall not be sold, rented or leased independently of the main dwellinghouse and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

Reason: In the interest of clarity.



3. Prior to occupation of the dwellinghouse, the developer shall enter into a water connection agreement with Uisce Éireann.

Reason: In the interest of public health.

4. Within two months of the date of this Order, the developer shall submit to the planning authority for written agreement details, including calculations, sizing and location(s) of a soakaway(s) to cater for surface water run-off from the structures on the site and hardstanding areas. Surface water from the site shall not discharge to the public road or adjacent property.

Reason: In the interest of public health.

5. Prior to occupation of the dwellinghouse, the front boundary of the site shall be set back three metres from the edge of the L-54268, as demarcated by the surfaced area of the road. The area between the front boundary of the site and the edge of the L-54268 shall be levelled and surfaced in tarmacadam.

Reason: In the interest of traffic safety.



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *28TH* day of *November* 2023.