

An
Coimisiún
Pleanála

Commission Order
ABP-316388-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P23/52

Appeal by Edward and Janet Bourke of Auburn, Bury Street, Ballina, County Mayo and Noel White of Bury Street, Ballina, County Mayo against the decision made on the 29th day of March, 2023 by Mayo County Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited care of Deady Gahan Architects of Eastgate Village, Little Island, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of erection of one number non-illuminated gable Aldi sign (3 square metres) on the Southern elevation with all associated site works at Bury Street and Teeling Street, Ballina, 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 scale of the proposed development, the existing pattern of development in the area and the provisions of the Mayo County Development Plan 2022-2028, specifically Specific objective EDO 44 (Retail Objectives) and Volume 2, Section 5.6 (Shopfronts) and specific objective EDO 6 (Retail and Town Centre Objectives) within the Ballina Local Area Plan 2024-2030, in relation to signage, it is considered that the modest scale of the non-illuminated sign, would not adversely impact upon this town centre zoned site nor adversely impact the amenities of the neighbouring residents nor adversely impact the local streetscape. The modest scale and proportions of the sign, would not detract from the architectural and visual amenities of the area nor the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted that the Ballina Local Area Plan 2024-2030 has been made and that the objectives referred to in the Inspector's assessment are contained in the plan. The Commission considered the proposed development is not a class of development to which contributions apply as it is not included in either Table 1 or 2 of Section 9 (Level of Contributions) of the Mayo County Council Development Contribution Scheme 2023.

Conditions

1. The development shall be carried out 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 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.

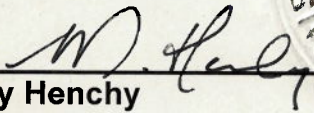
Reason: In the interest of clarity.

2. No advertisement or advertisement structure, other than that submitted on the drawings submitted to the planning authority on the 8th day of February 2023 shall be erected or displayed on the building or within the curtilage of the site unless authorised by a further grant of planning permission.


Reason: In the interest of visual amenity.

3. The signage, permitted on foot of this appeal shall comprise a non-illuminated three-square metre gable sign.

Reason: In the interest of clarity.



Mary Henchy


Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 11th day of July 2025