



An
Bord
Pleanála

Board Order
ABP-317516-23

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P23/219

Appeal by John Fair of 90 McHale Road, Castlebar, County Mayo against the decision made on the 13th day of June, 2023 by Mayo County Council to grant subject to conditions a permission to Joseph Costello 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 an existing self-contained isolation unit in the rear garden together with all associated site works and connection into existing services at 30 McHale Road, Castlebar, 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 nature and restricted use of the unit subordinate to the existing dwelling, and to the existing pattern of development in the area, it is considered that the retention of the unit, subject to compliance with the conditions set out below, would not be injurious to the residential amenities of property in the vicinity, would not constitute a pedestrian or traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

4. The unit hereby permitted for retention, and the main dwelling house, shall be used solely as a single dwelling unit and shall not be sold or let (long or short term), or for tourist use separate to the main house. The use of the unit shall be strictly restricted to members of the immediate family of the occupier of the main house.

Reason: To restrict the use of the extension in the interest of residential amenity and the proper planning and sustainable development of the area.



Mick Long

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

Dated this 6th day of November 2023