

An
Coimisiún
Pleanála

Commission Order
PL-501103-MO-26

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 25/60197

Appeal by Janet Hawkins and by Chantal Smeele against the decision made on the 11th day of March, 2026 by Mayo County Council to grant subject to conditions a permission to Doonfeeny House Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of four number detached dwellinghouses (comprising of two number dormer houses and two number single storey houses), including all associated site development works, landscaping with connection to public services, all at Doogort East, Achill, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable scale and density of development, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not give rise to a traffic hazard. Furthermore, the proposed development being within the consolidation zone of Doogort, a Tier 5 rural settlement, on a site that is serviced would be in accordance with the requirements of the Mayo County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1:

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that Croaghaun/Slievemore Special Area of Conservation (Site Code 001955) and the Doogort Machair Special Protection Area (Site Code 004235) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement and all other relevant submissions including expert submissions received and carried out an Appropriate Assessment of the implications of the proposed development

on the aforementioned sites, in view of the sites' conservation objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the conservation objectives of the sites using the best available scientific knowledge in the field.

In completing the assessment, the Commission considered, in particular, the following:

- (a) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- (b) the mitigation measures which are included as part of the current proposal, and
- (c) the conservation objectives for the European Sites.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites in view of their conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 9th day of January, 2026 and on the 18th day of February, 2026, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented in full.

Reason: In the interest of the protection of European Sites.

3. Prior to commencement of the development, a traffic management plan for the construction phase shall be prepared by a suitably qualified professional and submitted for the written agreement of the Planning Authority. The traffic Plan shall include the following details:

- (a) The vehicular entrance road to the proposed development shall be located as shown on the site layout plans received by the planning authority on the 5th day of April, 2025.

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- (b) Proposals for sight visibility requirements at the site access point being delivered prior to commencement of the development of the houses or any other works on site.
- (c) Proposals for Staff parking needs for the construction phase accommodated within the site curtilage.
- (d) Proposals for cleaning of plant exiting the site ensuring mud/deleterious materials are not carried onto the public footpath/road.

Reason: In the interest of traffic safety.

- 4. Roads, footpaths and turning areas shall be designed and constructed in accordance with the Design Manual for Urban Roads and Streets. Any interference with or damage to the adjoining public road caused during the construction of the proposed development shall be made good at the expense of the developer to the confirmed written satisfaction of the Westport Municipal District Engineer. Junctions and intersections shall have dished kerbs, dished footpaths and tactile paving. All footpaths shall be designed in such a manner as not to allow parking.

Reason: In the interest of traffic and pedestrian safety and to facilitate the disabled.

- 5. Public lighting to public roads shall be designed by a suitably qualified and experienced public lighting designer and shall comply with the design standards and best practice of the development plan.

Reason: In the interest of ensuring adequate lighting levels and energy efficiency.

6. Landscaping works shall be carried out in accordance with the Landscape Plan received by the planning authority on the 5th day of April, 2025. Plants, trees or hedging shall be located to ensure that, on maturing, no interference with sightlines at junctions occurs, and roads and footpaths shall not become undermined.

Reason: In the interest of visual and residential amenity.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding.

8. Final boundary treatment details shall be submitted to the planning authority for written agreement prior to commencement of development.

Reason: In the interest of visual and residential amenity.

9. Prior to commencement of development, the developer shall enter into a water and/or wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

10. On completion of the proposed development, the developer shall submit to the planning authority as-constructed drawings of the entire development, including all services.

Reason: In the interest of proper planning and sustainable development.

11. The name of the overall development shall reflect the townland name or some feature of the general area. The final name shall be agreed in writing with the planning authority prior to commencement of development.

Reason: To protect the general identity of the area.

12. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection.

13. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

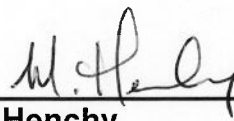
Reason: In order to safeguard the amenities of property in the vicinity.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

15. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

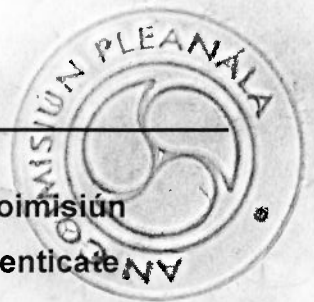
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 30th day of July 2026