



An
Bord
Pleanála

Inspector's Report PL16.249044

Development	Retention of two-storey outbuilding as a community arts and crafts facility and permission for a water tank
Location	Mallaranny, Mulranny, County Mayo
Planning Authority	Mayo County Council
Planning Authority Reg. Ref.	P17/46
Applicant(s)	Padraic & Cheryl Browne
Type of Application	Retention Permission & Permission
Planning Authority Decision	Grant
Type of Appeal	Third-Party
Appellant(s)	Richard & Lesley Fentem
Observer(s)	None
Date of Site Inspection	10 th November 2017
Inspector	Colm McLoughlin

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1.0 Site Location and Description

- 1.1. The appeal site is located in the townland of Mallaranny, to the southwest of Mulranny village in County Mayo and on the edge of the Mayo Gaeltacht. It is located on a local road (L-1404), which is accessed off the N59 national road 300m to the north of the site. This local road leads south towards Mulranny Strand and follows the coastline along Corraun peninsula to Achill Sound.
- 1.2. Levels on site vary considerably with an increase of approximately 6 to 7m from the roadside frontage to the northwest corner of the site. At the highest part of the site there is a two-storey detached dwelling featuring gable projections and dormer windows. To the west of the site is the arts and crafts building, which is the subject of the application and appeal. This building has two levels with the main entrance from the northwest side to the upper level. The upper level features two studio rooms and associated areas, and leads to a spiral stairway that leads to the main studio on the lower level. The building features a mix of pitched, conical and projecting roof slopes. The southeastern boundary of the site with the roadside comprises a thick line of mature trees and hedgerows, while the areas bounding the dwelling and arts and crafts building feature hard and soft landscaping. The property is served by two vehicular entrances.
- 1.3. The surrounding area is generally characterised by detached dwellings of differing styles and ages, set back from the local road and availing of views to the south and east overlooking saltmarshes and Clew Bay complex. Ground levels in the area drop significantly in an easterly direction off the eastern slopes of Corraun Hill towards the coastline.

2.0 Proposed Development

- 2.1. The development for retention comprises:
 - Two-storey outbuilding with gross floor area of c. 237sq.m, in use as an Arts and Crafts building for the community.
- 2.2. The proposed development comprises:
 - Construction of a 40m³ water retaining tank for firefighting purposes.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority decided to grant permission subject to three conditions, including the following requirements:

C.2 Facility only to be used as per the description in the application documents;

C.3 Northeast side vehicular entrance to be blocked up.

3.2. Planning Authority Reports

3.2.1. Planning Report

The report of the Planning Officer reflects the decision of the Planning Authority. The Planning Officer noted the following:

- Further Information requested for the following:
 - Nature and volume of associated traffic;
 - Maximum capacity and occupancy details;
 - Whether public exhibitions or commercial sales take place on site;
 - Wastewater treatment details.
- Existing building does not resemble that permitted in 2008 under Planning Ref. 08/687;
- Would be more preferable if the facility was located in Mulranny village;
- Northeast entrance was permitted as a boathouse entrance and raises traffic safety concerns.

3.2.2. Other Technical Reports

- Roads Design Office – requested Further Information;
- Mayo National Road Design Office – do not raise any issues.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland – no observations.

3.4. Third-Party Submission

3.4.1. One submission was received during consideration of the application, raising similar issues to those referred to in the grounds of appeal below, but also raising the following:

- Concerns regarding capacity of the road to absorb associated traffic;
- Permission to retain a commercial use on site would serve as precedent for similar developments in a residential area.

4.0 Planning History

4.1. Subject Site

- Mayo County Council (MCC) Ref. P93/96 – Permission **granted** (April 1993) for extension to dwellinghouse;
- MCC Ref. P01/598 – Permission **granted** (November 2010) for two-storey extension to dwellinghouse accommodating studio leisure room with mezzanine level;
- MCC Ref. P08/687 – Permission **granted** (July 2008) for pitch roof domestic garage/ boatshed to southeast corner of site;
- MCC Planning Enforcement Ref. PE108/15 (November 2015) – Unauthorised modifications and use of outbuilding.

4.2. Surrounding Sites

4.2.1. There have been numerous recent planning applications approved in the vicinity for domestic extensions. Permission for development on the two adjoining properties was granted under the following references:

- Property to South – MCC Ref. P05/3059 – Permission **granted** (February 2006) to retain conversion of garage to artists' studio ancillary to residence;

- Property to Northeast – MCC Ref. P10/11 – Permission **granted** (August 2010) for single-storey extension to dwellinghouse and garage;
- Appellants' Property to Southwest – MCC Ref. P10/65 – Permission **granted** (July 2010) for alterations and extensions to dwellinghouse.

5.0 Policy Context

5.1. Mayo County Development Plan 2014-2020

- 5.1.1. The following cultural and arts objectives of the County Development Plan are relevant:
- SC-01 It is an objective of the Council, in conjunction with the Mayo County Development Board, to support the provision of a broad range of social and community facilities within settlements or in close proximity to existing facilities or in new multipurpose centres or public transport routes to meet the changing needs of all sectors of the community.
 - ART-01 It is an objective of the Council to support the implementation of the *Mayo County Council Strategic Arts Plan 2011-2016* and to ensure comprehensive provision of arts infrastructure incorporating spaces suitable for the arts and a variety of arts practices throughout the County.
- 5.1.2. Volume 2 of the Development Plan provides development management standards including standards for vehicular entrances. Section 16.3 of Volume 2 to the Development Plan provides minimum visibility requirements from an access onto a public road in an urban and rural setting. The appeal site is located on a local road with a design speed of 80km/hr, and based on the standards contained within Table 3 of Volume 2, 120m of unobstructed visibility is required in both directions, setback 3m from the edge of the roadside at the proposed vehicular exit.
- 5.1.3. The village of Mulranny is identified in tier 3 of the County Settlement Hierarchy. Objective UH-02 of the Plan clarifies that it is an objective of the Council to prepare Design Guidelines for towns and villages, including Mulranny, and that in the interim the design guidance and principles set out in the most recent plan for the village, the Mulranny Village Development Plan 1988-1993, shall apply.

5.2. Mulranny Village Development Plan 1988-1993

- 5.2.1. The appeal site is within the boundary of the Mulranny Village Development Plan, which despite dating from 1988 would appear to have some relevance in guiding planning and development in the village and environs, based on the County Development Plan objective (UH-02). The Plan does not contain specific objectives relating to the appeal site, but included an objective (DPO13) for road and footpath improvements along the local road serving the site and an objective (DPO8) to ensure that development on the opposite side of the local road fronting the site would not interfere with views of the bay (see Map 3). In describing the function of the village, the Plan outlines that it will be the policy of the Planning Authority to promote activities such as tourism, crafts and other compatible industries.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. The appellants are the owners of the adjoining residential property adjacent to the southwest of the appeal site. The principal grounds of appeal can be summarised as follows:

- Applicants should have been aware that works taking place were unauthorised;
- Appellant previously made complaint to the Planning Authority to initiate enforcement action;
- Building is not in the interests of residential amenity or traffic safety and involves a commercial use;
- Should the Board consider permitting the development, a condition should be attached to better control the potential use of the building.

Land registry maps, website extracts, facility brochure and company data extract have been submitted in support of the grounds of appeal.

6.2. Applicants' Response

6.2.1. A response was submitted on behalf of the applicants, which may be summarised as follows:

- Water tank is included as part of the proposals to address Fire Regulations (copy of Fire Regularisation Certificate FS16/008 included in response);
- Building is used for arts and crafts activities by volunteer groups making items crafted from textiles, wool, glass and other recycled materials into jewellery, ornaments, artistic wall item and sculptures. 'Gift of Hands' group who use the facility is a non-profit organisation and is run by the local community for the benefit of the local community;
- Training on site is provided for up to 14 students three times a week in three-hour sessions, with occasional exhibitions and open days;
- The former boatshed building evolved into an arts and crafts facility over time, as the need for the facility arose;
- Essence of Mulranny (EOM) workshops referred to in the grounds of appeal are no longer relevant as this use ceased in 2015;
- Proposals cannot be reasonably viewed to impact on residential amenities and the submission lists the often unseen social and economic benefits the facility offers the Mulranny and wider community;
- Requests that the northeastern entrance is not conditioned to be closed, as 99% of the traffic entering the site use this and it is not intrusive.

6.2.2. Included with the response is correspondence from the applicants, a list of 'Gift of Hands' group members and correspondence from local volunteers outlining the personal, social, educational and cultural benefit derived from this voluntary facility. A letter of support is also included from 'Mulranny Community Futures' group, outlining in detail the benefits of the residential craft workshops operated on site.

6.3. Planning Authority Response

6.3.1. The Planning Authority did not comment on the grounds of appeal.

6.4. Observations

6.4.1. None.

7.0 Assessment

7.1. Introduction

7.1.1. I consider the substantive planning issues arising from the grounds of appeal and in assessing the proposed development for retention and permission are as follows:

- Principle & Scale of the Development;
- Traffic Safety;
- Wastewater Treatment;
- Other Matters.

7.2. Principle & Scale of the Development

7.2.1. The grounds of appeal assert that the outbuilding proposed for retention is used for commercial purposes. There is an existing house on the site, which the applicants reside in. The applicants have outlined that the facility is used as an arts and crafts facility by local volunteer groups, such as the 'Gift of Hands' group, it is not for profit and provides a range of benefits for the local community. The applicants outline that the previous commercial activity referenced by the appellants, Essence of Mulranny, no longer operates on site. The floor plans submitted with the application identify that the split-level arts and crafts building comprises three studios with a gross floor area of approximately 237sq.m and having inspected the building I note that the studio spaces are all intensively used based on the various largely recycled materials available for use as part of the arts and crafts activity. The applicants have outlined that the facility is used for three-hour training sessions for up to 14 students three times a week, with occasional exhibitions and open days. The applicants also use the facility as an arts and crafts studio and access is permitted to local members throughout the week. On this basis, I am satisfied that the use of the building is not solely ancillary to the enjoyment of the residence on site.

7.2.2. The County Development Plan does not comprise a list of uses acceptable in locations such as the appeal site. The Planning Authority initially indicated their

preference for the arts and crafts use to be located within the village of Mulranny, but considered that the proposals broadly complied with Objective SC-01 of the County Development Plan. Objective SC-01 supports 'the provision of a broad range of social and community facilities within settlements or in close proximity to existing facilities or in new multipurpose centres or public transport routes to meet the changing needs of all sectors of the community'. Despite the fact that the Mulranny Village Development Plan was adopted in 1988, Objective UH-02 of the County Development Plan states that the design guidance and principles set out in the Plan still apply. The appeal site is within the development boundary of the village (Map 2) according to the Village Development Plan. Considering this context in close proximity to existing facilities in the village, including the hotel and community groups, the proposed use is in compliance with Objective SC-01 of the County Development Plan. Furthermore, I note that Objective ART-01 supports the provision of arts facilities throughout the County, and the proposed development for retention would support this stated objective.

- 7.2.3. The arts and crafts building is significantly screened from view from the public realm or neighbouring lands, by virtue of thick boundary vegetation and the positioning of the structure on the lowest part of the appeal site. I consider that the arts and crafts use of the building, largely to facilitate training and non-commercial activities by local volunteers and at the existing scale, is a use complementary to this setting and location, particularly when considering the 'crafts' function of Mulranny, as outlined in the Mulranny Village Development Plan 1988-1993. I consider that the principle of the arts and crafts use, as described in the response to the grounds of appeal is supported by Mayo County Development Plan objectives (SC-01 and ART-01) and therefore, is acceptable in principle.
- 7.2.4. In conclusion, the use the building for arts and crafts purposes, as set out in the application and appeal, does not contravene Development Plan policy and the scale of the use is appropriate for this site, close to Mulranny village.

7.3. Traffic Safety

- 7.3.1. The appeal site is positioned on the inside of a bend on a local road, just outside the urban speed-limit zone and within the rural speed limit of 80km/h. The property is served by two vehicular accesses, one from the northeastern end of the site frontage

and the other from the southwestern end of the site frontage. The Roads Design Office of the Planning Authority queried whether or not the applicants required two entrances to the property and the Planning Officer assessing the proposals decided that it would be in the interests of traffic safety that the existing vehicular entrance at the northeastern end of the site frontage be permanently blocked within 2 months of the permission. Neither of the entrances would strictly accord with the sight visibility standards of the Development Plan, which require 120m visibility in both directions, 3m from the edge of the road. There is sufficient space within the site for a variety of vehicles to manoeuvre and park. The applicants outline that the majority of traffic accessing the site use the northeastern entrance and that they would like to retain both entrances.

- 7.3.2. Section 16.1.3 of the current Mayo County Development Plan seeks to avoid proliferation of entrances onto roads. I consider it is warranted that one of the entrances is closed permanently, to meet the provisions of the Development Plan. Having inspected both vehicular entrance locations and conditions, I am also of the opinion that the vehicular entrance which is closest to meeting the Development Plan sight visibility standards is the southwestern vehicular entrance and for traffic safety reasons the northeastern vehicular entrance should be permanently closed. I would have no objection to this access being used solely for pedestrian or cyclist access, but consider a boundary should be constructed to restrict vehicular access.
- 7.3.3. Consequently, considering the existing access and parking arrangements, the lack of necessity for two vehicular entrances, the need to address the proliferation of entrances onto the road and the need to ensure development does not give rise to traffic hazard, I consider that it is warranted to attach a condition to permanently close the northeastern vehicular access to the site and that the retention permission should not be refused for reasons relating to traffic safety.

7.4. Wastewater Treatment

- 7.4.1. The application was accompanied by details relating to wastewater treatment for the dwelling and for the arts and crafts building on site. Wastewater from the arts and crafts building is piped to an existing proprietary effluent treatment system close to the front boundary, and subsequently pumped to a discharge chamber and percolation area close to the rear boundary of the site. An hydraulic assessment of

the existing treatment system, prepared by the Applicants' agent, was included in response to a Further Information request of the Planning Authority.

Correspondence is included by the applicants to state that the existing septic tank was serviced and sludge removed to the neighbouring Purteen treatment system.

The assessment outlines that the system presently has capacity for a population equivalent (pe) of 11 persons, it is well maintained and operates in accordance with Environmental Protection Agency (EPA) guidance document for Treatment Systems for Small Communities, Business, Leisure Centres and Hotels. Having visited the site I did not find any evidence, such as ponding or odours to suggest the treatment system was not in good working order and given the stated capacity of the arts and crafts facility for 14 persons for three-hour sessions three times per week, as well as occasional use by the residents and local members of the 'Gift of Hands' group, I am satisfied on the information on the file that there is capacity for the treatment system to readily cater for the uses on site.

7.5. Other Matters

- 7.5.1. The grounds of appeal assert that the proposed aspect of the development for retention has a detrimental impact on the residential amenities of their property adjoining to the northwest of the appeal site. The appellants' dwelling is over 80m from the subject arts and crafts building and given this separation distance, the intervening boundary planting and the modest use of the arts and crafts building, I do not consider that the development has a detrimental impact on neighbouring residential amenities.
- 7.5.2. The grounds of appeal assert that a commercial use is taking place on site with various company and website extracts included to support same. The applicants outline that commercial uses are no longer operated on site and my inspection of the site did not suggest a commercial use was taking place on site. In the event of retention permission and permission being granted for the development, a condition similar to that used by the Planning Authority can be attached to restrict the use of the facility. Breach of planning conditions associated with the development would be an enforcement matter for the Planning Authority, a matter which falls outside of the remit of this appeal.

8.0 Appropriate Assessment

- 8.1.1. Neither an Appropriate Assessment (AA) Screening Report nor a Natura Impact Statement (NIS) were submitted with the application or appeal. Screening for Appropriate Assessment was undertaken by the Planning Authority and this concludes that on the basis of the development not entailing construction works, the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on a European site. While I note that construction works other than the installation of a water tank are largely not entailed in the development, the project involves a change of use of an existing facility which requires due consideration of appropriate assessment matters.
- 8.1.2. Based on the available maps provided by the National Parks & Wildlife Service, the northern boundary of the site borders the Corraun Plateau candidate Special Area of Conservation (cSAC) (Site Code No. 000485)¹. The boundary to the Clew Bay Complex cSAC² (Site Code No. 001482) is located 137m to the east of the site along the saltmarshes. Other than the Corraun Plateau cSAC and Clew Bay Complex cSAC, there are eight other European sites within 15km of the subject site, as listed below:

Site	Code	Distance	Direction
Owenduff/Nephin Complex cSAC	000534	700m	north
Owenduff/Nephin Complex SPA	004098	1km	northeast
Lough Gall cSAC	000522	2.7km	north
Bellcragher Saltmarsh cSAC	002005	3.7km	north
Oldhead Wood cSAC	000532	13.8km	south
Clare Island SPA	004136	14.1km	southwest
Keel Machair/Menaun Cliffs SAC	001513	14.2km	northwest
Clare Island Cliffs SAC	002243	14.3km	southwest

¹ Corraun Plateau is a cSAC as it is not yet subject of a Statutory Instrument.

² Clew Bay Complex is a cSAC as it is not yet subject of a Statutory Instrument

- 8.1.3. With the exception of the Corraun Plateau cSAC and Clew Bay Complex cSAC, I am satisfied that the other sites within 15km of the appeal site can be ‘screened out’ on the basis that significant impacts on these European sites could be ruled out as a result of separation distance from the appeal site and given the absence of any hydrological or other pathway to the appeal site.
- 8.1.4. Corraun Plateau cSAC is situated on Corraun peninsula and includes a variety of habitats from the shore to the peak of Corraun Hill. Wet and dry heaths are the dominant habitats on site.
- 8.1.5. The following Conservation Objectives are set for Corraun Plateau cSAC:

Conservation Objectives for Corraun Plateau cSAC (000485)
To restore the favourable conservation condition of Northern Atlantic wet heaths with <i>Erica tetralix</i> (cross-leaved heath);
To restore the favourable conservation condition of European dry heaths;
To restore the favourable conservation condition of <i>Juniperus communis</i> (Common Juniper) formations on heaths or calcareous grasslands;
To restore the favourable conservation condition of Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>);
To restore the favourable conservation condition of Siliceous rocky slopes with chasmophytic vegetation.

- 8.1.6. Corraun Plateau cSAC is selected for a range of habitats including: wet heath, dry heath, alpine and subalpine heaths, juniper scrub, siliceous scree and siliceous rocky slopes. This site is of high conservation importance owing to the presence of the several rare or scarce plant species. Part of the development site is adjacent to the Corraun Plateau cSAC.
- 8.1.7. The Site Synopsis for the Corraun Plateau cSAC identifies turf-cutting and sheep grazing activities as the most critical activities impacting the heath and, bog and grassland habitats and colonisation by the invasive *Rhododendron* species. On the basis of the species and habitats distribution within the cSAC, including existing use of the appeal site for residential purposes and arts and crafts uses, as described above, only effects on those conservation objectives relating to European Dry heaths

and Northern Atlantic wet heaths habitats are likely. Arising from this, likely significant effects, with reference to the Corraun Plateau cSAC sites conservation objectives, would be via pollutants (wastewater) or sedimentation to surface water (e.g. run-off silt, fuel oils) at construction and operational phases of the proposed development for retention permission and permission.

8.1.8. Clew Bay is a wide west-facing bay on the west coast of County Mayo and is synonymous for its drumlin landscape and a wide range of marine and terrestrial habitats. The north Clew Bay area includes an array of habitats, from seashore to dunes, machair, coastal grassland, saltmarsh, bog and fen.

8.1.9. The following Conservation Objectives are set for Clew Bay Complex cSAC:

Conservation Objectives for Clew Bay cSAC (001482)
The status of Geyer's whorl snail as a qualifying Annex II species for Clew Bay Complex SAC is currently under review. The outcome of this review will determine whether a site-specific conservation objective is set for this species;
To maintain the favourable conservation condition of Mudflats and sandflats not covered by seawater at low tide;
To maintain the favourable conservation condition of Lagoons;
To maintain the favourable conservation condition of Large shallow inlets and bays;
To maintain the favourable conservation condition of Annual vegetation of driftlines;
To maintain the favourable conservation condition of Perennial vegetation of stony banks;
To restore the favourable conservation condition of Atlantic salt meadows;
To restore the favourable conservation condition of Otter;
To maintain the favourable conservation condition of Harbour seal;
To restore the favourable conservation condition of Embryonic shifting dunes;
To restore the favourable conservation condition of Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (European Marram Grass).

- 8.1.10. Clew Bay Complex cSAC is selected for a range of habitats including: tidal mudflats and sandflats, coastal lagoons, large shallow inlets and bays, annual vegetation of drift lines, perennial vegetation of stony banks, Atlantic sea meadows, embryonic shifting dunes, machairs and Old Oak Woodlands. This site is of high conservation importance owing to the presence of the otter, Geyer's Whorl Snail and the Common (Harbour) Seal, which are listed for protection in Annex II of the EU Habitats Directive. The development site is separated a distance of 137m from the Clew Bay Complex cSAC by residential and agricultural lands.
- 8.1.11. The maps accompanying the Site Conservation Objectives on the NPWS website identify that the closest habitat to the appeal site is Mediterranean salt meadow part of Atlantic salt meadow, with potential for otters. On the basis of the species and habitats distribution within the cSAC, including existing use of the appeal site for residential purposes and arts and crafts uses, as described above, only effects on those conservation objectives relating to the Atlantic salt meadow habitats and otter species is likely. Arising from this, likely significant effects, with reference to the Clew Bay Complex cSAC sites conservation objectives, would be via pollutants (wastewater) or sedimentation to surface water (e.g. run-off silt, fuel oils) at construction and operational phases of the proposed development for retention permission and permission.
- 8.1.12. The Department of Arts, Heritage and the Gaeltacht was requested to comment on the appeal, however, no response was received.
- 8.1.13. On the basis of my review within Section 4.0 of this report, I do not consider that there are any specific in-combination effects that arise from other plans or projects.
- 8.1.14. Using the source-pathway-receptor model, I do not consider, on the basis of the information submitted, that the proposed development would be likely to impact on the conservation objectives of the Corraun Plateau cSAC or Clew Bay Complex cSAC sites through the potential mechanisms outlined above. With the implementation of good construction management including conditions of the permission, I am satisfied that the proposal would not result in a reduction in the quality of the cSAC habitats or the status of protected animal (otter) species and subsequently the conservation status of the designated site. Neither do I consider

that the subject proposals would have the potential for loss or fragmentation of habitat.

- 8.1.15. It is reasonable to conclude that on the basis of the information on file, which I consider adequate in order to issue a screening determination, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Corraun Plateau cSAC (Site Code: 000485), the Clew Bay Complex cSAC (Site Code: 001482) or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment is not therefore required.

9.0 Recommendation

I recommend that planning permission should be **granted**, subject to conditions, as set out below.

10.0 Reasons and Considerations

- 10.1.1. Having regard to the location of the site close to existing facilities in the village of Mulranny, the nature, scale and use of the outbuilding as a modest-scale arts and crafts facility used by the community and residents of the house on site, Objectives SC-01 and ART-01 of the Mayo County Development Plan 2014-2020, the stated function of Mulranny village, and the pattern of development in the vicinity, including the separation distance from the subject arts and crafts building to neighbouring established residences, as well as mature screening along the site boundaries, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further

plans and particulars submitted on the 9th day of May 2017, 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. The arts and crafts facility shall be used solely for purposes ancillary to the house on site and in connection with local community groups, and it shall not be sold or let independently of the house on site, except with a prior grant of planning permission.

Reason: To protected residential amenities.

3. Within two months from the date of this order, the developer shall permanently block the existing vehicular access/egress on the north east side frontage to the site, which may include provision of a pedestrian gate.

Reason: In the interest of traffic safety.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Colm McLoughlin
Planning Inspector

15th November 2017