



Comhairle Contae Mhaigh Eo Mayo County Council



Planning and Development Section
Áras and Chontae, Castlebar, Co. Mayo
www.mayo.ie | 0949064000

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1999
PLANNING AND DEVELOPMENT ACTS 2000-2006
PLANNING AND DEVELOPMENT REGULATIONS 2001-2022
NOTIFICATION OF DECISION TO GRANT PERMISSION**

**TO: Sayvale 25
Meitheal Architects
Meitheal Architects 5th Floor
One South Mall
Cork
T12 CCN3**

**Ref. No. in
Planning Register:
P24/60782
Application Received
On: 19/12/2024
Validation Date: 19/12/2024
Additional Information
Received On: 29/07/2025**

Notice is hereby given that Mayo County Council has on **25/08/2025** decided to **GRANT PERMISSION** to the above named, for development of land, in accordance with documents lodged, and having regard to any submission/observation received in accordance with Section 34(3) of the Planning & Development Act 2000, namely Sayvale 25 Ltd. Is applying for an amendment to a permitted planning permission for "the construction of 79 no. houses, consisting of 5 no. Detached Houses and 37 no. blocks of semi-detached houses, connections to public services and ancillary site development works at Snugborough, Castlebar, Co. Mayo", which was previously permitted under planning reg. number P21/921. The proposed amendment applies to 38 no. of the permitted two storey dwellings which are to be replaced with 42 no. two storey dwellings (consisting of 8 no. 3 bedroom houses semi-detached houses, 34 no. 3 bedroom terraced houses), 4 no. 2 bedroom own door apartments, and 4 no. 1 bedroom own door apartments, (on overall total of 87 no. units in the development), and a new connection to a public waste water pumping station to service the overall development, and all ancillary site and landscaping works necessary to complete the development. at Snugborough Castlebar Co. Mayo based on the reasons and considerations as outlined in the First Schedule and in accordance with the 21 condition(s) set out in the Second Schedule attached hereto entitled "Schedule of Conditions".

Signed On: **25/08/2025**

on behalf of Mayo County Council

Mary Gordon
Head of Planning Administration

An appeal against a Decision of the Planning Authority under Part VI of the Planning and Development Act 2000 may be made to An Bord Pleanala. An appeal must be received by An Bord Pleanala within **4 weeks** beginning on the date of the making of the Decision by the Planning Authority. (N.B. not the date on which the Decision is sent or received).



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Appeals should be addressed to **The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1** and all such appeals to the Board will be invalid unless accompanied by the appropriate appeal fee. (see attached Schedule of Fees). Persons who are not parties to an appeal must pay the appropriate fee (see attached Schedule of Fees) if their submissions or observations are to be considered by the Board.

The appeal, which must be in writing, must state name and address of appellant; the details of the nature and site of the proposed development, the full grounds of appeal and reasons, considerations and arguments on which they are based, the name of the Planning Authority and must include the appropriate appeal fee as mentioned above and the acknowledgement from Mayo County Council in respect of the submission. An appeal not complying with all the necessary requirements will be rejected as invalid by An Bord Pleanala. An appellant shall **not** be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds of appeal stated in the appeal, or to submit further grounds of appeal, and any such elaboration, submissions or further grounds of appeal received by An Bord Pleanala shall not be considered by it. A grant of permission shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal if there is no appeal before An Bord Pleanala on the expiration of the said period.

Please Note: In the case of a valid planning application received by the Planning Authority prior to the coming into operation of the Planning and Development Regulations, 2001, i.e. 11th March 2002, the period within which an appeal can be made to An Bord Pleanala is one month from the date of the Decision of the Local Authority.

***NOTE:-** Commercial Development is defined as development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings but excludes development for purposes of agriculture.

Under Article 20 of the Planning & Development Regulations 2006, the Site Notice shall be removed by the Applicant following the notification of the Planning Authority's decision.

FIRST SCHEDULE

Having considered the application (and all the additional information submitted as part of this application), the proper planning and sustainable development of the area and having regard to the following:

'National Planning Framework Project Ireland 2040'

'Regional Spatial and Economic Strategy 2020-2032'

'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024'

'the policies and provisions of the Castlebar Local Area Plan 2023-2029'

planning permission is hereby granted for the said development, subject to conditions set out in the schedule hereto.

SECOND SCHEDULE - SCHEDULE OF CONDITIONS – P24/60782

1. The development shall be carried out in accordance with the plans and documentation submitted to Mayo County Council on 19/12/2024, site layout plan, elevations and documentation submitted to Mayo County Council on the 29/07/2025 except as amended by Conditions hereunder.

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



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2. The applicant or any other person with an interest in the land to which the application relates shall, prior to the lodgement of a commencement notice enter into an agreement with the planning authority under Section 96 of the Planning and Development Act 2000 as amended, providing, in accordance with that Section, for the matters referred to in paragraph (a) or (b) of subsection (3) of Section 96.
Reason: To provide for the provisions of Section 96.
3. a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.
Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
4. Roads, footpaths and turning areas shall be designed and constructed in accordance with the Design Manual for Urban Roads and Streets, (Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government) May 2019. Any interference with or damage to the adjoining public footpath or road caused during the construction of the development shall be made good at the expense of the developer to the confirmed written satisfaction of the Castlebar 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 interests of traffic and pedestrian safety and to facilitate the disabled.
5. Prior to completing road and footpath surface finishes, utilities ducting /cables shall be laid underground to the requirements of relevant utility providers. In this regard, ducting and drawpits shall be provided to facilitate the provision of multi-supplier broadband within the proposed development.
Reason: In the interests of visual amenity and to mitigate need for excavations in newly constructed Roads/Footpaths.
6. Any underground utilities that are uncovered or encroached upon during construction shall be protected or relocated as required and to the satisfaction of the utility provider in question.
Reason: In the interest of traffic safety and protection of utilities in Roads.



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7. Any excavations required in the public road shall be managed and reinstated in accordance with the 'Guidelines for Managing Openings in Public Roads' (published by Dept. of Transport Tourism & Sport). Reinstatement shall be in accordance with the conditions of any Road Opening License and shall be to the satisfaction of the Municipal District Engineer.
Reason: In the interest of ensuring satisfactory reinstatement of public roads.
8. Landscaping works shall be carried out in accordance with the Landscape Proposal Plan drawing no. 241051-MA-XX-SW-DR-A-1108 submitted to Mayo County Council on the 29/07/2025. 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 / upheaved.
Reason: In the interests of visual and residential amenity.
9. Surface water from the site shall be discharged in accordance with Section 8.2 of Volume 2 (Development Management Guidelines) of the Mayo County Development Plan 2022 – 2028. Road gullies shall be provided in accordance with section 3.19 of Recommendations for Site Development Works for Housing Areas (R.S.D.W.H.A.) by the Department of the Environment & Local Government. (D.o.E.L.G.). All gullies shall be fitted with suitable locking type covers or gratings. The surface water system shall be designed in accordance with S.U.D.S. and surface water attenuation shall be provided to restrict flows from development to greenfield run off levels. Developers shall submit calculations along with details of how this will be achieved to Mayo County Council for their written approval prior to commencement of development.
Reason: In the interests of proper drainage and traffic safety.
10. Public lighting shall be provided throughout the site to the standards laid down by the E.S.B. and as outlined in Section 5 of R.S.D.W.H.A. by D.o.E.L.G. A site layout outlining the location of public lighting shall be submitted to the E.S.B. and a certificate of approval from them shall be sent to Mayo County Council for their written approval prior to commencement of development.
Reason: In the interest of traffic and pedestrian safety.
11. Boundary treatment shall be in accordance with the boundary treatment plan drawing number drawing no. 241051-MA-XX-SW-DR-A-1106 submitted to Mayo County Council on 29/07/2025.
Reason: In the interests of visual and residential amenity.
12. Prior to construction starting the applicants must apply to Irish Water for full connections to the public water and wastewater infrastructure. A copy of the Connection Agreement/Contract to be forwarded to Water Services Section, Mayo County Council and agreed in writing by Water Services Section, Mayo County Council. Any supply and connection difficulties must be addressed at pre-construction stage. The developer shall enter into water and/or wastewater connection agreement(s) with Irish water prior to commencement of development
Reason: In the interests of public health and proper planning.
13. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Surface water shall be collected and road gullies shall be provided in accordance with Recommendations for Site Development Works for Housing Areas (R.S.D.W.H.A) by the Department of the Environment. No surface water from the site shall discharge onto the public road.
Reason: To avoid flooding.



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14. If any E.S.B lines cross the site, the developer shall inform the E.S.B Networks Ireland of the intention to start work and arrange for the diversion of lines, if necessary.
Reason: To reduce risk of electrocution.
15. On completion of the development, the developer shall submit to Mayo County Council as constructed drawings of the entire development including all services in the estate.
Reason: In the interests of proper development.
16. All site operations shall be carried out in such a manner as to ensure that no odour or dust nuisance occurs off site. All waste material including demolition waste, construction materials and vehicles shall be maintained within the site boundary only. Wheel washing facilities shall be provided on site.
Reason: In the interests of public health and residential amenity.
17. All site operations shall be carried out between the hours of 0800 and 1800 hours Monday to Friday excluding bank holidays and 0800 and 1400 on Saturdays
Reason: In the interests of residential amenity.
18. The name of the estate or overall development shall reflect the townland name or some feature of the general area. The final name shall be agreed in writing with Mayo County Council prior to the commencement of development on site.
Reason: To protect the general identity of the area
19. The proposed development shall be carried out in accordance with the Construction Environmental Management Plan prepared by Denis O Sullivan and Associates submitted to Mayo County Council on the 19/12/2024.
Reason: In the interests of proper planning and sustainable development
20. The following contributions shall be paid to Mayo County Council prior to commencement of the development. The development contributions may increase in accordance with the Wholesale Price Index for Building and Construction in January of each year from the date of grant of permission up to the date that payment is made to Mayo County Council:
- €297,000
 - €3,920
- Reason:** To comply with Mayo County Council's Development Contribution Scheme 2023.
21. Before the commencement of any development, the developers shall lodge a cash deposit of €4000 per housing unit ($€4,000 \times 99 = €396,000$) with Mayo County Council as security for the provision and satisfactory completion of roads, footpaths, public lighting, open space, landscaping scheme and other services required in connection with the development coupled with an agreement empowering the said Council to apply for such security or part thereof for the satisfactory completion as aforesaid of any part of the development.
Reason: To ensure the satisfactory completion of the estate.

END OF SCHEDULE