



An
Bord
Pleanála

Board Direction
BD-018165-24
ABP-319773-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development would be contrary to the land use zoning objective LUZ 1, as set out in the Castlebar Town and Environs Local Area Plan 2023-2029, to ensure that development progresses in accordance with the land use zoning objectives as set out in Table 11.1 and the Land Use Matrix contained in Table 11.2, where amusement arcades are not normally permitted. The continued use of the development would impact on the vitality, viability and environment of the town centre, would not provide for appropriate town centre uses and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Board agreed with the Inspector that the application did not materially contravene a zoning that allowed this use that may be permitted, however, the Board did not consider that evidence of exceptional circumstances was offered to justify the 'not normally permitted' uses set out under zoning objective LUZ1, having regard to Policies EDP10 and EDP 12, economic objective EDO 5, and retail objectives EDO 42, EDO 46 and EDO 50 as

set out in the Castlebar Town and Environs Local Area Plan 2023-2029 and the Mayo County Development Plan 2022-2028.

Board Member



Date: 12/11/2024

Liam Bergin