



An  
Bord  
Pleanála

**Board Direction**  
**BD-018667-25**  
**ABP-320003-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

1. The proposed development, by virtue of its height, massing, and its proximity to the northern boundary of the site, would adversely impact the visual and residential amenity of neighbouring dwelling cottage number 3 by way of overbearing and overshadowing impacts. The proposed development would, therefore, be contrary to the zoning objective of the site which seeks 'to protect the amenity and character of existing residential areas' and would be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the residential zoning designation of the site and the general support for the increase of densities at appropriate locations set out in both the Mayo County Development Plan 2022-2028 and the Westport Local Area Plan 2024-2030, the proposed development, taken in conjunction with existing development to the north of the site would lead to excessive density of development at this location. This density would be in excess of the general density range set out in Table 3.5 for sites within the Suburban/Urban extension classification in the Sustainable and Compact Settlement Guidelines for

Planning Authorities January 2024 which are guidelines issued under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would, therefore, be contrary to the provisions of the Sustainable and Compact Settlement Guidelines for Planning Authorities January 2024 which are guidelines issued under Section 28 of the Planning and Development Act 2000, as amended.

**Board Member**

A handwritten signature in black ink, appearing to read 'MHenchy', is written over a horizontal line.

Mary Henchy

**Date:** 16/01/2025