

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021466-25**  
**ABP-320593-24**

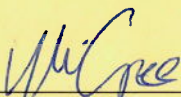
The submissions on this file and the Inspector's report were considered at a meeting held on 26/11/2025.

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

### **Planning**

**Commissioner:**

**Date:** 03/12/2025

  
Liam McGree

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Having regard to the 'Enterprise and Employment' zoning of the site in the Castlebar Town and Environs Local Area Plan 2023-2029, the objective of which is 'to provide land for industrial, enterprise and employment uses', it is considered that the proposed development, which comprises a residential development of 19 number apartments, would materially contravene the said zoning objective of Castlebar Town and Environs Local area Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Castlebar is identified as a 'Key Town' in the RSES for the Northern and Western Assembly and the analogous category in relation to density in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) for the site is 'Key Town /Large Town – Centre and Urban Neighbourhood'. The density range provided in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) for such locations 40 - 100 dwellings per hectare (dph) (net) whereas the proposed development has a density of 298 dph (net). It is considered that the proposed density of the scheme is excessive. The proposed development would constitute overdevelopment of the subject site, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the prominent location of the site and to the established built form and character of the area, where the prominent building typology is two storey, it is considered that the proposed development, consisting of a part four, part five storey building would by reason of its height, design and scale, be visually obtrusive within the streetscape and would be out of character with the development in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
4. It is considered that in the absence of car parking, and also provision for set-down/drop-off areas, services/deliveries and parking for mobility impaired persons, the proposed development would be seriously deficient, thereby leading to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. Furthermore, the absence of car parking would contravene Table 7 of the Mayo County Development Plan 2022-2028 regarding car parking requirements and would, therefore, be contrary to the proper planning and sustainable development of the area.