

An
Bord
Pleanála

Board Direction
BD-019945-25
ABP-321938-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2025.

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

Reasons and Considerations

Having regard to the location and character of the site and surrounding area in an urban area together with the provisions of the Mayo County Development Plan 2022-2028 including objectives EDP 12 and EDO 46 as well as the provisions of the Castlebar Local Area Plan 2023-2029 including Objective EDO 5, land use objectives LUZ 1 and LUZ 2 and the provisions of table 11.2, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable and would not seriously injure the vitality and viability of Castlebar Town Centre. The development is, therefore, in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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.

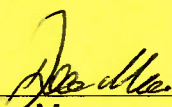
2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference ref. 20/547, ABP ref PL16.308499 unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Declan Moore

Date: 16/06/2025