

An  
Coimisiún  
Pleanála

Direction  
CD-020788-25  
ABP-322639-25

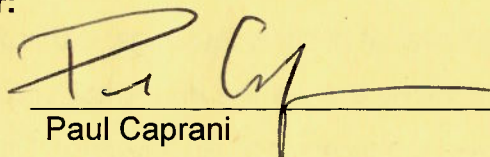
The submissions on this file and the Inspector's report were considered at a meeting held on 24/09/2025.

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

#### Planning

Commissioner:

Date: 24/09/2025

  
Paul Caprani

#### DRAFT WORDING FOR ORDER

##### Reasons and Considerations

1. The proposed development, which involves the demolition of the entire building on site would be contrary to Objective BEO1 of the Westport Local Area Plan 2024-2030, which aims to ensure the preservation of the special character of the Architectural Conservation Area in which the site is located. The Demolition of the entire structure, which in itself is listed in the National Inventory of Architectural Heritage and within the Architectural Conservation Area, would adversely impact on the historic integrity of the streetscape thereby diminishing the historic fabric of the buildings that contribute to the

designation of the Architectural Conservation Area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The demolition of the existing structure would be contrary to Policy BEP 6 of the Westport Local Area Plan 2024-2030 which seeks to "Encourage the rehabilitation, renovation, climate-proofing and reuse of existing protected structures and vernacular buildings within the plan area where appropriate over the demolition of same and new build on-site". The demolition of this historic building which is vernacular in form and listed on the NIAH would be contrary to the above policy 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, the Commission had regard to the various policies in both the Mayo County Development Plan and the Westport Local Area Plan which seek to ensure the preservation of the special character of Architectural Conservation Areas. The Commission considered that the removal of historic buildings, particularly the elements fronting onto public streetscapes erodes the individual historic elements that collectively contribute to the special character of Architectural Conservation Areas.

The Commission also noted that planning policy as set out in Section 13.5 of the County Development Plan require Architectural Assessments to be submitted in respect of applications for the demolition of buildings that contribute to the character of ACA's, and these will only be granted in exceptional circumstances. The applicant in this instance did not submit an Architectural Assessment of the existing building on site but merely submitted a Condition Report which did not in itself assess the architectural importance of the building or provide an inventory /evaluation of the inherent architectural features within the building. The Commission also noted that the Condition Report mainly identified defects associated with the rear return of the building. The Commission was not satisfied based on the information submitted in the Condition Report that the front portion of the building, which constitutes that portion of the structure that contributes most to



the character of the ACA, cannot be salvaged and incorporated into any future redevelopment of the site.