



An
Bord
Pleanála

Board Order
PL 16.249260

Planning and Development Acts 2000 to 2017

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/157

Appeal by Brendan Kealy of 60 Grange Park Grove, Raheny, Dublin against the decision made on the 22nd day of August, 2017 by Mayo County Council to grant subject to conditions a permission to Manus Bray care of Robert Kilkelly and Associates of Quay Road, Westport, County Mayo in accordance with plans and particulars lodged with the said Council:

Proposed Development: Amendments to previous permitted development planning register reference number P15-803 to include for a second floor extension to the rear of premises together with associated site works at Bridge Street, Westport, County Mayo. The proposed development is a Protected Structure with the RPS number 040 and is located within an Architectural Conservation Area (ACA). As amended by the further public notice received by the planning authority on the 2nd day of August, 2017 as follows: (1) change of use from retail premises to licensed premises on ground and first floor, (2) permission to construction extension to first floor and (3) proposed second floor extension to the rear with connection to existing public services together with associated site works.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to:

- the location of the site in the town centre of Westport and its zoning under objective 'B' of the Westport and Environs Development Plan 2010-2016,
- the pattern of development in its vicinity,
- the planning history, in particular the grant of permission under planning register reference number P15/803, and
- the scale and characteristics of the proposed development, in particular its maintenance of the front elevation and traditional shopfront along Bridge Street,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of neighbouring property nor adversely affect the character and setting of the Protected Structure and Architectural Conservation Area in which it stands. The proposed development would, therefore, be 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, as amended by the further plans and particulars submitted on the 2nd day of August 2017, 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. The proposed basement excavation is not permitted unless authorised by a separate permission, where more detailed consideration can be given to the protected structure.

Reason: To ensure proper consideration is given to the impact on the protected structure.

3. An architectural impact statement and conservation plan for the original structure on Bridge Street and its shopfront shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The development shall be carried out in accordance with this plan, and the relevant works shall be restricted to conservation, consolidation and presentation works.

Reason: To ensure that these elements of the historic structure are maintained and protected from unnecessary damage or loss of fabric.

4. The appropriate period for this permission shall expire on the same day as that for the permission granted under planning register reference number P15/803, which is the 26th day of April, 2021.

Reason: In the interest of clarity.

5. All other relevant conditions of the grant of permission made under planning register reference number P15/803 shall continue to apply.

Reason: To ensure a proper standard of development.

6. 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.

