



Planning and Development Acts 2000 to 2018

Planning Authority: Mayo County Council

Planning Register Reference Number: P17/514

APPEAL by Jackita Limited care of Taylor Architects of Breaffy Road, Castlebar, County Mayo against the decision made on the 12th day of March, 2018 by Mayo County Council to refuse permission to the said Jackita Limited.

Proposed Development Demolition of two number existing retail units and the construction of a new three-storey mixed use development comprising of ground floor retail unit, first floor café and second floor office accommodation, including all ancillary accommodation, proposed new shopfront, new signage, landscaping, drainage, lighting and all associated site works at Market Street, Castlebar, County Mayo.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 prominent location of the site in a central position within a historic streetscape, and to the existing character and the prevailing pattern of development, in particular the building line, eaves and ridge heights, roof angles, fenestration, shopfronts and archways, it is considered that the proposed development, by reason of its scale, height, massing, design and extent of materials, would be visually obtrusive and out of character with its surroundings, and would seriously detract from the architectural character and setting of the townscape generally and lead to a loss of pedestrian permeability. 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.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.