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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P17/864**

**APPEAL** by Shirley L. Piggins and others of Corratowick, Westport, County Mayo and by others against the decision made on the 25<sup>th</sup> day of September, 2018 by Mayo County Council to grant subject to conditions a permission to Portwest Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of an office building and café of approximately 2,705 square metres gross floor area (GFA). The proposed building is predominantly four storeys in height, incorporating a single storey element to the west and a five storey stair and lift core in the south-east corner, providing access to a screened plant area at roof level. The proposed building provides approximately 2,593 square metres of office space for the Portwest Global Head Office incorporating associated and ancillary reception/lobby area, two number lifts, a gym, showering and changing facilities, a canteen and an ICT room at ground floor level and all associated circulation space, storage space, plant and w.c. facilities. An ESB substation and electrical switch room is provided at ground floor level rear (south) elevation. A proposed café of approximately 112 square metres (incorporating associated kitchen, storage and w.c facilities) is provided at ground floor level, with frontage and access onto The Quay road to the north. The proposed development also includes 91 number car parking spaces (including four

number disabled car parking spaces) and 30 number covered bicycle spaces within the curtilage of the proposed building, signage, hard and soft landscaping and all associated infrastructure and site development works on a site area of 0.615 hectares at Roman Island, The Quay, Westport, County Mayo. (As amended by the revised public notice received by the planning authority on the 9th day of July, 2018 and as amended by the further public notice by the planning authority on the 2nd day of August, 2018 and as further amended by the revised public notice received by An Bord Pleanála on the 22nd day of May, 2019 which made reference to the Natura Impact Statement submitted to the Board on the 26th day of November, 2018).

## **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**

The proposed development is in an area which is at risk of flooding. The Board is not satisfied, on the basis of the information lodged with the planning application and appeal, that the proposed development site and immediately adjoining road network would not remain vulnerable to flooding with an associated risk of flooding at the proposed development site itself and on other lands, with consequent adverse impacts on future occupants and visitors at the proposed development. The proposed development would,

therefore, be prejudicial to public health and would 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 Board considered that a precautionary approach to flood risk should apply in this instance, given the presented material, including drawing number P026-012 – 'Site Extents Flood Map', August, 2018, prepared by CS Consulting, which appears to show that the entirety of the subject site outside of the building footprint and a portion of the building footprint itself, is within Flood Zone A and also having regard to the nature of the proposed use, (incorporating a significant number of potential occupants and visitors to the proposed development) which is not required to be located at the subject site. In conclusion the Board considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Chris McGarry**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**