



Planning and Development Acts 2000 to 2020

Planning Authority: Mayo County Council

Planning Register Reference Number: 20699

Appeal by William Cosgrave care of Kenneth Casey of Stonepark, Foxford, County Mayo in relation to the application by Mayo County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 3 of its decision made on the 11th day of November, 2020.

Proposed Development: Change of use from public house to two bedroom residential unit on ground floor to include external bin store, an open external yard, removal of flat roof section over toilet/store area at "Cosgraves Public House", Spencer Street, Gorteendrunagh, Castlebar, County Mayo.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 3 and directs the said Council to REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the submissions on file, the nature of the proposed development for the change of use of the subject site, which consists of the ground floor only of the existing building, from commercial use as a public house to one residential unit, the terms of the current Castlebar and Environs Development Plan and the relevant reduction in car parking requirements on site, and having had due regard to the Castlebar Town Development Contribution Scheme 2011, the Board considers that the planning authority has incorrectly applied the terms of the Development Contribution Scheme and that condition number 3 of the permission should be removed.

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.

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

Dated this day of 2021.