

An  
Bord  
Pleanála

Board Order  
ABP-311720-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P21/62**

**APPEAL** by Brendan Power care of Keith O'Connell of Cox's Yard, Distillery Road, Westport, County Mayo against the decision made on the 23<sup>rd</sup> day of September, 2021 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Convert existing dilapidated cap factory building into an apartment development comprising of one number one-bedroom apartment, two number two-bedroom apartments and one number three-bedroom apartment with connection to public services, together with all ancillary site works at Bridge Street/James Street Car Park, Westport, County Mayo, as amended by the revised public notices received by the planning authority on the 30<sup>th</sup> day of August, 2021 which included the following:  
Convert existing dilapidated cap factory building into an apartment development comprising of two number one-bedroom apartments, two number two-bedroom apartments and one number one-bedroom live/work unit with connection to public services, together with all ancillary site works.

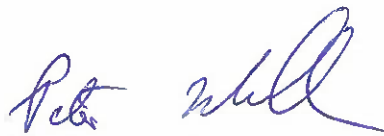
## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

1. Having regard to the standards for apartment developments as set out in the Westport Town and Environs Development Plan and to the Sustainable Urban Housing: Design Standards for New Apartments published by the Department of Housing, Local Government and Heritage in December 2020, it is considered that, the proposed development does not comply with the minimum standards as set out in the Sustainable Urban Housing Design Guidelines for New Apartments: Guidelines for Planning Authorities December 2020 due to the lack of private amenity space. Therefore, it is considered that the proposed development would result in a substandard level of development, fail to provide a satisfactory standard of amenity for future residents and depreciate the value of the property in the vicinity and be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submissions made in connection with the planning application and the appeal, it is considered that the applicant has failed to provide sufficient evidence of consent and has not demonstrated sufficient legal interest for the inclusion of the lands forming part of the proposed development and which are essential to enable the proposed development to be carried out.



**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**



**Dated this 30th day of January, 2023.**