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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P22/643**

**APPEAL** by Gibbons Building and Civil Engineering Limited care of Ailtirí Áitiúil Teo of The Leeson Enterprise Centre, Altamont Street, Westport, County Mayo against the decision made on the 31<sup>st</sup> day of January, 2023 by Mayo County Council to refuse permission for the proposed development.

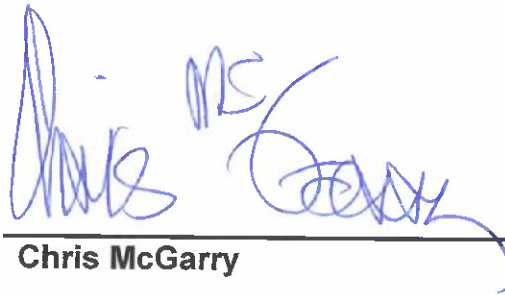
**Proposed Development:** Construction of a new two-storey dwelling house, connection to the existing site services (water and foul waste) and all associated site works and landscaping at Father Angelus Park, Westport, County Mayo.

## **Decision**

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

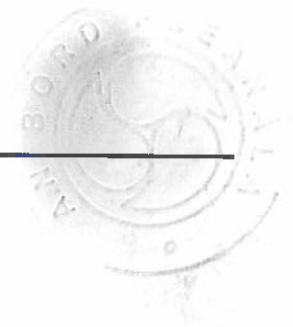
## Reasons and Considerations

The proposed development would significantly reduce the private open space associated with the existing dwelling at Number 4 Father Angelus Park such that it would seriously injure the residential amenities of that property and result in a poor standard of residential amenity to the occupants thereof. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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



Dated this 27<sup>th</sup> day of June 2023.