



An  
Bord  
Pleanála

Board Order  
ABP-317707-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: P23/302**

**Application for Leave to Appeal** against the decision of the planning authority by Ann Conway of Number 1 Cherry Tree Avenue, The Quay, Westport, County Mayo having an interest in land adjoining the land in respect of which Mayo County Council decided on the 11<sup>th</sup> day of July, 2023 to grant subject to conditions a permission to Clew Bay Leisure Limited care of MV Cullinan Architects of 1 Belleville Avenue, Rathgar, Dublin.

**Proposed Development:** Three two bedroom, single storey/part two-storey cottages along with all associated site works at Gill's Laneway, Upper Quay, Westport, County Mayo.

## **Decision**

**REFUSE** leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

## Reasons and Considerations

It is considered that the grounds submitted by the applicant, which makes reference to only one imposed planning condition (Condition Number 6), do not demonstrate how the granted planning application is materially different by reason of any of the planning conditions imposed or how any of the imposed planning conditions will materially affect the adjoining landowner's enjoyment of their land.

It is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

   
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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this 28<sup>th</sup> day of August 2023