



An
Bord
Pleanála

Board Order
ABP-317719-23

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 Thomas and Josephine McGrann of Number 1 Upper Quay, Westport, County Mayo having an interest in land adjoining the land in respect of which Mayo County Council decided on the 11th 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

The applicant has applied for leave to appeal and to record a number of observations on the development in respect of which a decision to grant permission has been made. The observations made by the applicant 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, therefore, 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.



Stephen Bohan

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

Dated this *28th* day of *August* 2023

