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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 24105**

**APPEAL** by TS Joyce care of MV Cullinan Architects of 1 Belleville Avenue, Rathgar, Dublin against the decision made on the 30th day of May 2024, by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Two-storey plus dormer two-bedroom townhouse along with all associated site works at Gill's Laneway, Upper Quay, Westport, County Mayo.

**Decision**

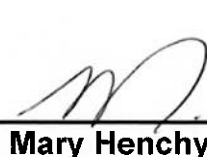
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

**Reasons and Considerations**

1. The proposed development, by virtue of its height, massing and its proximity to the northern boundary of the site, would adversely impact the visual and residential amenity of neighbouring dwelling cottage number 3 by way of overbearing and overshadowing impacts. The proposed development would be contrary to the zoning objective of the

site which seeks 'to protect the amenity and character of existing residential areas' and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the residential zoning designation of the site and the general support for the increase of densities at appropriate locations set out in both the Mayo County Development Plan 2022-2028 and the Westport Local Area Plan 2024-2030, the proposed development, taken in conjunction with existing development to the north of the site would lead to excessive density of development at this location. This density would be in excess of the general density range set out in Table 3.5 for sites within the Suburban/Urban extension classification in the Sustainable and Compact Settlement Guidelines for Planning Authorities January 2024 which are guidelines issued under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would, therefore, be contrary to the provisions of the Sustainable and Compact Settlement Guidelines for Planning Authorities January 2024 which are guidelines issued under Section 28 of the Planning and Development Act 2000, as amended.



**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this 21<sup>st</sup> day of January, 2025.