

An
Coimisiún
Pleanála

Commission Order
ABP-320593-24

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 24/60346

APPEAL by Harold Conway care of The Planning Partnership of Chapel Street, Castlebar, County Mayo against the decision made on the 25th day of July, 2024 Mayo County Council to refuse permission.

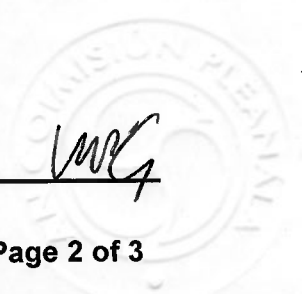
Proposed Development: Construction of 19 number apartments (10 number two-bed and nine number one-bed) in part-four-part-five storey building. Pedestrian and cycle access via Pontoon and Turlough Roads, and associated development and works, including hard and soft landscaping, cycle parking, bin stores, communal and private amenity and open spaces and all other ancillary works above and below ground, including works and connections to water supply, wastewater and surface water infrastructure and utilities, all to the north of Junction of Pontoon and Turlough Roads, Castlebar, County Mayo (former Coal Bunker site).

Decision


REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the 'Enterprise and Employment' zoning of the site in the Castlebar Town and Environs Local Area Plan 2023-2029, the objective of which is 'to provide land for industrial, enterprise and employment uses', it is considered that the proposed development, which comprises a residential development of 19 number apartments, would materially contravene the said zoning objective of the Castlebar Town and Environs Local area Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Castlebar is identified as a 'Key Town' in the Regional Spatial and Economic Strategy for the Northern and Western Assembly, and the analogous category in relation to density in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) for the site is 'Key Town/Large Town – Centre and Urban Neighbourhood'. The density range provided in the Sustainable Residential Development and Compact Settlements Guidelines for such locations is 40 - 100 dwellings per hectare (dph) (net), whereas the proposed development has a density of 298 dph (net). It is considered that the proposed density of the scheme is excessive. The proposed development would constitute overdevelopment of the site, would seriously injure the amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the prominent location of the site and the established built form and character of the area, where the prominent building typology is two-storey, it is considered that, by reason of its height, design and scale, the proposed development, consisting of a part four, part-five-storey building, would be visually obtrusive within the streetscape and would be out of character with development in the vicinity. The proposed development would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. It is considered that, in the absence of car parking, and also provision for set-down/drop-off areas, services/deliveries and parking for mobility impaired persons, the proposed development would be seriously deficient, thereby leading to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and which would tend to create serious traffic congestion. Furthermore, the absence of car parking would contravene Table 7 (Car Parking Standards) of Volume 2 of the Mayo County Development Plan 2022-2028 regarding car parking requirements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 09th day of December 2025.