



An
Bord
Pleanála

Board Order ABP-321941-25

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: 2460735

Appeal by Daniel Cooley care of The Planning Partnership of Chapel Street, Castlebar, County Mayo against the decision made on the 29th day of January 2025 to refuse permission for the proposed development.

Proposed Development: Change the use of the existing two-storey retail warehouse use to two-storey gymnasium use, including removal of interior partitions, providing additional sanitary accommodation and connecting into existing services, at Drummindoo, 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 location of the proposed development on unzoned land outside the Westport town boundary, in a rural area remote from areas of population and at a significant distance from existing housing and service centres, would be contrary to Section 5.2.1 and SSO2 of the Mayo County Development Plan 2022-2028 where the orderly development of Westport in a sustainable manner that does not detract from the vitality and viability of the town centre's retail and commercial uses is sought. The location of development would fail to adhere to a sequential approach where town centre, off centre and edge of centre locations should first be considered. In this regard the proposed use would constitute an unsustainable form of development dependent on car borne journeys as it would be remote from the existing built-up urban area from where the majority of the customer base would be drawn. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 16th day of JUNE 2025