

An
Coimisiún
Pleanála

Commission Order
ABP-322782-25

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 2460742

Appeal by Danny Walsh care of Roddy AT of Hawksway, Corratowick, Westport, County Mayo against the decision made on the 21st day of May 2025, by Mayo County Council to grant permission, subject to conditions, in accordance with plans and particulars lodged with the said Council.

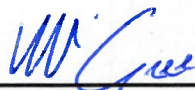
Proposed Development: Redevelopment of part of the West View Hotel, as follows; retain one number self-contained two-bedroom suite at ground floor level, retain one number self-contained two-bedroom suite at first floor level, retain two-storey two-bedroom dwelling unit at Clooncarrabaun, Louisburgh, County Mayo.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

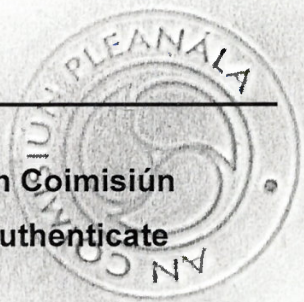
Reasons and Considerations

Section 10.3 of the Mayo County Council Development Contribution Scheme 2023 provides that applications for change of use shall be charged at the balance between the normal charges that would be imposed for the development's proposed use and those that would be imposed for the current use. Section 10.5 of the development contribution scheme provides that development contributions in respect of modification/revisions to a permitted development will be subject to a deduction/substitution for any contributions paid on any previously permitted development. Furthermore, section 10.7.1(1) of the scheme, provides for a 30% reduction on the applicable rate of development contributions in defined town/village cores. Having regard to the planning history relating to this site and to the nature and scale of the development, the subject of the application and appeal, the Commission is satisfied that the terms of the development contribution scheme have not been properly applied. While the scheme provides that retention permission shall be charged at double the applicable rate of the development contribution, having regard to the extent of contributions previously paid in respect of the permitted development on the site and the town location of the site, the planning authority is hereby directed to remove condition number 2 of the decision to grant permission and the contribution payable thereunder.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 06TH day of OCTOBER 2025.