



An
Coimisiún
Pleanála

Commission Order
ACP-323538-25

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 25/60378

Appeal by Pat Mulhern Civil Engineering (Ireland) Limited against the decision made on the 7th day of August, 2025 by Mayo County Council to refuse permission.

Proposed Development: Retain and complete a change of use of the single storey function room, to the rear of the Dolphin Hotel, from commercial to social and residential accommodation, including internal layout changes and elevation changes along alleyway to the south-west side and all ancillary works, all at The Dolphin Hotel, Ballina Street, Crossmolina, County Mayo.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Mayo County Development Plan 2022 - 2028, the mixed use zoning of the site, the nature and scale of the development proposed to be retained and completed and its relationship with the surrounding area, and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of its design, its proposed use as temporary social residential accommodation, and in terms of traffic safety and parking. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permitted use of the development is for temporary social residential accommodation purposes only and is not to be used for tourist accommodation without a further grant of planning permission.

Reason: In the interest of clarity.

3. Within three months of the date of this Order, the developer shall submit details to the planning authority demonstrating compliance with the Guidelines for New Emergency Accommodation, 2022 and the Guidelines for Temporary Accommodation in Existing Buildings - Single Persons and Family Type Accommodation, 2023, both published by the Department of Housing, Heritage and Local Government. Any amendments required to the internal floor plans to achieve compliance with the Guidelines shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of temporary accommodation standards.

4. The premises shall be managed in accordance with a detailed Operational Management Plan which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: To ensure the appropriate management of the facility.

5. A maximum number of 10 car parking spaces shall be provided in accordance with the details submitted to the planning authority on the 13th day of June, 2025.

Reason: In the interests of clarity and of sustainable transportation and development.

6. At least 10 number bicycle parking spaces shall be provided in the rear shed in accordance with the standards outlined in Section 7.12.3 (Volume 2) of the Mayo County Development Plan 2022 - 2028.

Reason: In the interest of sustainable transportation and development.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste, in particular recyclable materials, in the interest of protecting the environment.

8. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months of the date of this Order, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

Mary Gurrie
Mary Gurrie

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



Dated this 14 day of January 2026.