

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 2560149

Application for Leave to Appeal against the decision of the planning authority by Alan Crean care of RW Nowlan & Associates of Basement Office, 54 Fitzwilliam Square North, Dublin 2, having an interest in land adjoining the land in respect of which Mayo County Council decided on the 24th day of October 2025 to grant subject to conditions permission to Primbrook Investments Ltd care of David O'Malley of McHale Retail Park, Castlebar, Co. Mayo.

Proposed Development: Permission for development of mixed use (Retail Warehousing & Commercial) scheme at Moneenbradagh, Castlebar, Co. Mayo (adjoining and forming an extension of the existing N5 Business Park). Permission for development is sought for: 1) Block A comprising 7 no. Retail Warehouse units (part two storey, part double height single storey with void and/or mezzanine configuration), comprising c. 8,166 sqm gross floor space, including an Anchor Unit with ancillary Garden Centre area; 2) Block B comprising 5 no. Commercial units (in two storey configuration), comprising 8,918 sqm; 3) Vehicular and pedestrian / cycle access via new junction to the R309 (former N5) Dublin Road, and via connection / integration with the existing N5 Business Park, along with

pedestrian / cycle access from the Moneen Road, and associated enabling/ accommodation works; and, 4) Associated development and works including drainage, utility and surface water infrastructure, hard and soft landscaping, roads, cycle lanes and footpaths, car and cycle parking, service areas/yards and circulation routes, boundary treatments, public lighting, building mounted and freestanding signage and wayfinding and all other ancillary works above and below ground. for Primbrook Investments Ltd., Moneenbradagh, Castlebar, Co. Mayo..

Decision

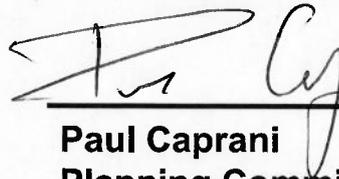
REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the condition(s) set out in the planning authority's decision, the Commission noted that the applicant seeking leave to appeal occupied a commercial premises approximately 300 meters from the site on which Mayo County Council granted planning permission for a mixed use (Retail Warehousing & Commercial) scheme under Reference No. P25/60149. The applicant seeking leave to appeal therefore did not have an interest in land adjoining land in respect

of which a decision to grant permission has been made. The applicant seeking leave to appeal therefore failed to meet the requirements of Section 37(6)(a) of the Act.

Furthermore it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject. It is considered that Condition number 2 reflected the uses referred to in the planning application notices, that the retail warehousing use proposed in the application would accommodate bulky goods as referred to in condition number 2.



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



Dated this 15th **day of** December **2025**