



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500916-MO-26**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 2560720**

**Appeal** by Kieran Ryan against the decision made on the 6<sup>th</sup> day of February, 2026 by Mayo County Council to grant, subject to conditions, a permission to The Wyatt Hotel Unlimited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission for development at this site will consist of: (1) construction of a three storey extension over a semi-basement car park to the rear and sides of the existing hotel with a total gross floor area of 5,333 square metres comprising 72 number additional bedrooms including altering some existing bedrooms, 88 number new basement car park spaces, 20 number new public car park spaces at surface level off Church Street, ESB sub-station, plant rooms, staff quarters, ancillary accommodation and other ancillary areas, (2) relocating the existing goods delivery set-down area from Church Street to Lower Peter Street including alterations and change of

use of existing 135 square metre restaurant premises into hotel goods receiving area, (3) internal alterations at ground floor level converting six number existing bedrooms to increase the size of the existing dining area, alterations to lower ground floor car park including demolition of three number existing staff habitable terraced dwelling houses, and (4) construction of new public path from Church Street to Leisure Centre car park, all associated site works including site clearance, boundary treatment, associated external public lighting, and hard and soft landscaping at The Wyatt Hotel, The Octagon, Lower Peter Street, Church Street, Leisure Centre Car Park, Westport, County Mayo.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the location of the site within the town centre and the Westport Architectural Conservation Area (ACA), the provisions of the Mayo County Development Plan 2022 – 2028 and the Westport Local Area Plan 2024-2030, the brownfield infill nature of the site and associated policy encouraging appropriate compact development and tourism development in the town, to the nature of the tourism use in the context of the housing supply in the town and other tourism development in the town, to the height, scale, layout and form of the development, the proposed drainage scheme, and to the nature and scale of the proposed development with no significant traffic

congestion or traffic safety issues likely to result, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Mayo County Development Plan 2022-2028 and the Westport Local Area Plan 2024-2030. Furthermore, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity noting the appropriate building height and scale, absence of overshadowing and overlooking impacts. It would not result in significant adverse effects on European sites or on the ecology or biodiversity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Appropriate Assessment: Stage 1:**

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Clew Bay Complex Special Area of Conservation (SAC) (Site Code 001482) is the only European Site in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the site and that Stage 2 Appropriate Assessment is, therefore, required.

**Appropriate Assessment: Stage 2:**

The Commission considered the Natura Impact Statement and all other relevant submissions including expert submissions received and carried out

an Appropriate Assessment of the implications of the proposed development on Clew Bay Complex Special Area of Conservation (SAC) (Site Code 001482), in view of the site's conservation objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the conservation objectives of the sites using the best available scientific knowledge in the field.

In completing the assessment, the Commission considered, in particular, the following:

- (a) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- (b) the mitigation measures which are included as part of the current proposal, and
- (c) the conservation objectives for the European Site.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Site, having regard to the site's conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Site in view of its conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14<sup>th</sup> day of January 2026, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

**Reason:** To protect the integrity of European Sites.

3. Drainage arrangements, including for the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. (a) Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Detailed paving and landscaping proposals, including proposals for the ongoing maintenance of such areas, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

5. (a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs and the underground car park shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).
- (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

6. Provision shall be made for a loading bay at Peter Street as shown on the Site Plan (drawing number 88111) submitted to the planning authority on the 14<sup>th</sup> day of January 2026. Details of this provision, including swept manoeuvring paths and bay dimensions shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development, and the development shall be carried out in accordance with the agreed details and this shall be subject to the findings of a detailed Stage 2 and Stage 3 Road Safety Audit which shall be carried out for the development and which shall be implemented.

**Reason:** To ensure a satisfactory provision and layout for commercial vehicles, in the interest of traffic safety.

7. Parking for the development shall be provided in accordance with a detailed parking layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The layout shall provide for:

- (a) The minimum number electronic vehicle charging points (10% of the proposed car parking spaces) and the fitting of ducting for electrical connection points for the remaining spaces required in accordance with Section 7.12 of Volume 2 of the Mayo County Development Plan 2022-2028.
- (b) Disabled parking in accordance with the standards set out in Table 8 of Volume 2 of the Mayo County Development Plan 2022-2028.

**Reason:** To ensure a satisfactory provision and layout for vehicles, in the interest of traffic management.

8. 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 prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

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

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures, and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

11. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

**Reason:** In the interest of traffic safety and convenience.

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure that the public road is satisfactorily reinstated, if necessary.

13. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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Liam McGree

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

Dated this 24<sup>th</sup> day of June 2026

