

Planning and Development Acts 2000 to 2022

Planning Authority: Mayo County Council

Planning Register Reference Number: P23/450

APPEAL by SAF Leisure Limited of Ballina Road, Enniscrone, County Sligo against the decision made on the 22nd day of April, 2024 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Continued use of the existing amusement and entertainment centre, and associated site works as previously granted under planning register reference number P20/547, An Bord Pleanála reference number ABP-308499-20 at Duke Street, Castlebar, County Mayo.

Decision

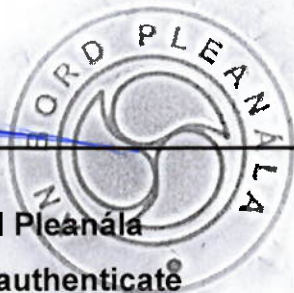
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed development would be contrary to the land use zoning objective LUZ 1, as set out in the Castlebar Town and Environs Local Area Plan 2023-2029, to ensure that development progresses in accordance with the land use zoning objectives as set out in Table 11.1 and the Land Use Matrix contained

in Table 11.2, where amusement arcades are not normally permitted. The continued use of the development would impact on the vitality, viability and environment of the town centre, would not provide for appropriate town centre uses and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Board agreed with the Inspector that the application did not materially contravene a zoning that allowed this use that may be permitted, however, the Board did not consider that evidence of exceptional circumstances was offered to justify the 'not normally permitted' uses set out under zoning objective LUZ1, having regard to Policies EDP10 and EDP 12, economic objective EDO 5, and retail objectives EDO 42, EDO 46 and EDO 50 as set out in the Castlebar Town and Environs Local Area Plan 2023-2029 and the Mayo County Development Plan 2022-2028.



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

Dated this 18th day of November 2024.