



# Comhairle Contae Mhaigh Eo Mayo County Council



Planning and Development Section  
Áras and Chontae, Castlebar, Co. Mayo  
www.mayo.ie | 0949064000

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1999  
PLANNING AND DEVELOPMENT ACTS 2000-2006  
PLANNING AND DEVELOPMENT REGULATIONS 2001-2022  
NOTIFICATION OF DECISION TO GRANT PERMISSION**

**TO: Mulroy Contractors Ltd  
C/o. Eamon McCarney  
Breaffy Road  
Castlebar  
County Mayo  
F23 AE48**

**Ref. No. in  
Planning Register:  
P25/60063  
Application Received  
On: 10/02/2025  
Validation Date: 10/02/2025  
Additional Information  
Received On: 21/07/2025**

Notice is hereby given that Mayo County Council has on **14<sup>th</sup> August 2025** decided to **GRANT PERMISSION** to the above named, for development of land, in accordance with documents lodged, and having regard to any submission/observation received in accordance with Section 34(3) of the Planning & Development Act 2000, namely The development will consist of the construction of a 2-story commercial building, including a café and retail showrooms at ground floor and offices at upper level. The development will also include car parking facilities, landscaping, signage, the realignment and use of the existing entrance from Lawn Road and all necessary and associated site works and connections to public services at Barcastle Retail Park, Castlebar, Co Mayo based on the reasons and considerations as outlined in the First Schedule and in accordance with the 18 condition(s) set out in the Second Schedule attached hereto entitled "Schedule of Conditions".

Signed On: **14<sup>th</sup> August 2025**

on behalf of Mayo County Council

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Mary Gordon  
Head of Planning Administration

An appeal against a Decision of the Planning Authority under Part VI of the Planning and Development Act 2000 may be made to An Bord Pleanala. An appeal must be received by An Bord Pleanala within **4 weeks** beginning on the date of the making of the Decision by the Planning Authority. (N.B. not the date on which the Decision is sent or received).

Appeals should be addressed to **The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1** and all such appeals to the Board will be invalid unless accompanied by the appropriate appeal fee. (see attached



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Schedule of Fees). Persons who are not parties to an appeal must pay the appropriate fee (see attached Schedule of Fees) if their submissions or observations are to be considered by the Board.

The appeal, which must be in writing, must state name and address of appellant; the details of the nature and site of the proposed development, the full grounds of appeal and reasons, considerations and arguments on which they are based, the name of the Planning Authority and must include the appropriate appeal fee as mentioned above and the acknowledgement from Mayo County Council in respect of the submission. An appeal not complying with all the necessary requirements will be rejected as invalid by An Bord Pleanala. An appellant shall **not** be entitled to elaborate in writing upon, or make further submissions in writing in relation to, the grounds of appeal stated in the appeal, or to submit further grounds of appeal, and any such elaboration, submissions or further grounds of appeal received by An Bord Pleanala shall not be considered by it. A grant of permission shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal if there is no appeal before An Bord Pleanala on the expiration of the said period.

**Please Note: In the case of a valid planning application received by the Planning Authority prior to the coming into operation of the Planning and Development Regulations, 2001, i.e. 11<sup>th</sup> March 2002, the period within which an appeal can be made to An Bord Pleanala is one month from the date of the Decision of the Local Authority.**

**\*NOTE:-** Commercial Development is defined as development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings but excludes development for purposes of agriculture.

Under Article 20 of the Planning & Development Regulations 2006, the Site Notice shall be removed by the Applicant following the notification of the Planning Authority's decision.

## **FIRST SCHEDULE**

Having regard to the land use zoning of the subject site under the Castlebar Town and Environs Local Area Plan, the provisions of the Castlebar Local Area Plan 2023-2029 and Mayo County Development Plan 2022-2028, to the Retail Planning Guidelines for Planning Authorities 2012 (DoECLG), the planning history, the design, scale and layout of the proposed development and the use and pattern of existing development in the surrounding area, it is considered that subject to compliance with the conditions set out below, would provide for an appropriate form of development on this 'Enterprise and Employment' site and therefore, be in accordance with the proper planning and sustainable development of the area.

## **SECOND SCHEDULE – SCHEDULE OF CONDITIONS – P25/60063**

1. The development shall be carried out in accordance with the plans and elevations submitted to Mayo County Council on 10/02/25 and site layout plan submitted on the 21/07/25 except as amended by Conditions hereunder.

**Reason:** In the interests of proper planning and development.



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2. Prior to the occupation of the building details on the nature of the commercial activity and commercial operator shall be submitted to Mayo County Council for written agreement. In addition, details of operating hours associated with the commercial operation shall be submitted for written agreement

**Reason:** to safeguard the residential amenities of the area, in the interests of clarity and to protect town centre commercial uses.

3. The proposed access and layout shall also comply with relevant recommendations of

- (i) The Stage 1 Road Safety Audit
- (ii) Design Manual for Urban Roads and Streets (DMURS)

as submitted to Mayo County Council on the 21/07/25.

**Reason:** In the interest of traffic & pedestrian safety.

4. Parking, including bicycle parking for the proposed development shall comply with Section 7.12 of Volume 2 (Development Management Guidelines) of the Mayo County Development Plan 2022 - 2028.

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

5. There shall be no disturbance to the existing public footpath running adjacent to the proposed development works. Any interference with or damage to the adjoining public footpath or road caused during the construction phase shall be made good at the expense of the developer to the confirmed written satisfaction of the Castlebar Municipal District Engineer.

**Reason:** In the interest of protecting existing public infrastructure and its efficient operation.

6. Surface water from the site shall be discharged in accordance with Section 8.2 of Volume 2 (Development Management Guidelines) of the Mayo County Development Plan 2022 – 2028.

**Reason:** In the interests of proper drainage and traffic safety.

7. The recommendations of the Stage 1 Road Safety Audit submitted on the 21/07/24 shall be implemented in full. Subsequent Quality Audits / Road Safety Audits shall be completed at the appropriate stages and their recommendations shall be implemented in full.

**Reason:** To minimise risk of collision occurrence and to enhance safety of road users.

8. Prior to commencement of the development, a traffic management plan for the construction phase shall be prepared by suitably qualified professionals and agreed with the Municipal District Engineer. The Traffic Management Plan shall include the above and proposals for cleaning of plant



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exiting the site, ensuring mud / deleterious materials are not carried from the proposed site. Roads and footpaths shall be always kept clean.

**Reason:** In the interest of traffic safety

9. Any excavations required in the public road shall be managed and reinstated in accordance with the 'Guidelines for Managing Openings in Public Roads' (published by Dept. of Transport Tourism & Sport). Reinstatement shall be in accordance with the conditions of any Road Opening License and shall be to the satisfaction of the Municipal District Engineer.

**Reason:** In the interest of ensuring satisfactory reinstatement of public roads

10. Details of all advertising signage, including the proposed colour and finish and level of illumination (lux) of the signage shall be submitted to, and agreed in writing with Mayo County Council.

**Reason:** in the interest of visual amenity

11. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, no advertisement signs including any signs installed to be visible through the windows, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the retail units or within the curtilage of the site, unless authorised by a further grant of planning permission or consent obtained from Mayo County Council whichever the case maybe

**Reason:** To protect the visual amenities of the area

12. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas, or equipment, unless agreed in writing with Mayo County Council .

**Reason:** To protect the visual amenities of the area

13. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** in the interest of visual and residential amenity.

14. Site development and building works shall be carried out 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 Mayo County Council.

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



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15. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with Mayo County Council prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety

16. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with Mayo County Council.

**Reason:** To provide for and/or future proof the development such as would facilitate the use of electric vehicles.

17. Landscaping shall be carried out in accordance with the landscaping plan submitted in the 21/07/25. Such planting shall be carried out in the first planting season following commencement of development and shall be maintained. Any unsuccessful or damaged specimens shall be replaced.

**Reason:** In the interests of residential amenity.

18. The following contributions shall be paid to Mayo County Council prior to commencement of the development. The development contributions shall increase in accordance with the Wholesale Price Index for Building and Construction in January of each year from the date of grant of permission up to the date that payment is made to Mayo County Council.

- €23,420 for Class 5 type development

**Reason:** To comply with Mayo County Council's Development Contribution Scheme 2023.

**END OF SCHEDULE**

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