

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021293-25**  
**ABP-321163-24**

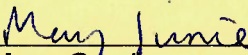
The submissions on this file and the Inspector's report were considered at a meeting held on 17/11/2025.

The Commission decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 19/11/2025

  
\_\_\_\_\_  
Mary Gurrie

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

The site is located in a rural area under strong urban influence. Having regard to the wording of Rural Housing Objective RHO 8 of the Mayo County Development Plan 2022-2028 which states that 'Applicants seeking to replace or reuse an existing house or other structure such as a church, schoolhouse or other substantial building in any rural area will not be required to demonstrate a housing need and will be assessed under normal planning considerations', it is considered that having regard to the scale and nature of the existing structure on site which is a modest shed-like structure with an ad-hoc extension, that the existing structure does not compromise

a substantial building in the context of the spirit and intent of objective RHO 8 which refers to 'a structure such as a church or schoolhouse', and in these circumstances the exemption available under RHO 8 from demonstrating a rural housing need does not apply. Based on the entirety of the information on file the Commission considered that the applicant had not provided evidence of a rural housing need under any of the categories set out in, and required by, Rural Housing Objective RHO 1. The proposed development would contravene Objectives RHO 1 and RHO 8 of the Mayo County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

#### **Notes**

1. The Commission noted the inspectors concerns in relation to the demolition and replacement of the existing structure on site. The Commission considered that the most recent established use of the structure was as a shed and agreed with the inspector that any previous use as a dwelling had been abandoned. The Commission considered therefore that Rural Housing Objective RHO 9 of the Mayo County Development Plan 2022-2028 regarding the demolition and replacement of vernacular rural houses was not relevant in this case and was not a ground for refusal as recommended by the inspector. The Commission did consider that the proposed demolition of the structure does not comply with the provisions of Rural Housing Policy RHP 6 which seeks to encourage the reuse of an existing rural building/structure other than a house for residential development, but did not consider that this was grounds for refusal in itself.
2. The Commission considered that the deep plan design and horizontal emphasis windows of the proposed new dwelling does not comply with the Design Guidelines for Rural Housing (Mayo County Council) and core principles of same. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.