



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020359-25**  
**ABP-322315-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 25/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 29/07/2025

  
Liam McGree

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

#### **Reasons and Considerations**

Having regard to the provisions of the Mayo County Development Plan 2022- 2028 and the Castlebar Town and Environs Local Area Plan 2023-2029, and the supporting materials furnished by the applicant, it is considered that the proposed development fails to satisfy the requirements of Policy Objective RHO 1 of the Development Plan which requires applicants to demonstrate a social or economic link to the rural area in which they propose to build. The Commission is not satisfied that the applicant has demonstrated a rural generated housing need in accordance with the Sustainable Rural Housing Guidelines or within the provisions of the County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.