

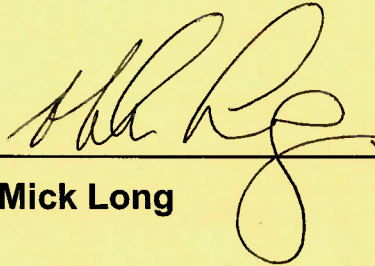
An
Coimisiún
Pleanála

Commission Direction
CD-000243
PL-500153-MO

The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

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

Planning Commissioner:



Mick Long

Date:

10th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Rural Housing Objective RHO 1 of the Mayo County Development Plan 2022-2028 requires applicants seeking to construct single dwellings in Rural Areas under Urban Influence to demonstrate a social or economic link to

the area in which they wish to build. Rural Housing Objective 4 and Natural Environment Objective (NEO) 26 require a social link to be demonstrated for housing development in coastal areas, while National Policy Objective 28 of the National Planning Framework (First Revision 2025) seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. The documentation submitted with the application and appeal has not demonstrated occupation or residence in the rural area and a social or economic link to the rural area has not been established. The proposed development would therefore contravene objectives RHO 1, RHO 4 and NEO 26 of the Mayo County Development Plan 2022-2028 and NPO 28 of the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission was not satisfied that the information illustrated the location of all wells and treatment systems within the site and surrounding area on adjoining properties however given the substantive reason for refusal the Commission did not seek further information on the issue.