



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000248**  
**PL-500257-MO-25**

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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:**

*Marie O'Connor*

**Marie O'Connor**

**Date:**

**10<sup>th</sup> day of March 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to Policy Objective RHO 5 (Rural Housing Objectives) of the Mayo County Development Plan 2022-2028, there has been a failure to utilise the Mayo Rural Housing Design Guidelines, in particular in relation to section 3 House Form, due to the massing of the roof and depth of the dwelling sited

in a prominent elevated position and by comparison with the older traditional vernacular architecture in the area. The proposed development is not considered to have employed a specific design solution to integrate into and reflect and enhance the local landscape character which would be contrary to Policy RHP 5 (Rural Housing Policies) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's second reason for refusal the Commission agreed that the laneway was narrow and speeds would by necessity be low and acknowledged that it serves a number of farm dwellings and that the planning authority had no issues with the proposal, considered that an additional dwelling on the laneway would not give rise to significant obstructions or traffic hazards on the laneway or at the junction with the R322.