



An
Coimisiún
Pleanála

Commission Direction
CD-000334
PL-500321-MO-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23 March 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Liam McGree

Date:

26th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Rural Housing Policy RHO4 and Policy Objective NEO 26 of the Mayo County Development Plan 2022-2028 facilitate housing in rural coastal areas in circumstances where, inter alia, the development would not impinge in any significant way on the character, integrity and distinctiveness of the area and

also contributes to and enhances the local landscape character. Having regard to the scale, layout and location of the proposed development, it is considered that the proposed development, by reason of its location on an elevated coastal landscape would fail to integrate effectively into this highly scenic rural landscape and would seriously injure the amenities of the area. The proposed development by virtue of its prominence and visual impact, if permitted, would constitute an incongruous design feature in this visually sensitive rural landscape, and would adversely impact the visual amenity of the area and would contravene RHO4 and NEO 26 of the Mayo County Development Plan 2022-2028. The proposed development would therefore interfere with the character of the landscape which it is necessary to preserve and if permitted would be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted concerns regarding the lack of principal dimensions on some of the submitted drawings, as well discrepancies between proposed site levels, finished floor levels and ridge heights, but was satisfied that there was sufficient information on file to determine the application, notwithstanding these omissions and inconsistencies, without the need to seek additional information from the applicant, and considered that the Commission's concerns regarding visual impact could not be resolved by the imposition of conditions of planning permission given the elevated and relatively exposed nature of the subject site.