



An
Coimisiún
Pleanála

Commission Direction
CD-000467
PL-500617-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 24 April 2026.

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

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 27/04/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Based on the entirety of the information on file, it is considered that the applicant has not demonstrated an economic or social housing need for a dwelling at this location as required by Rural Housing Objective RHO 1 of Volume 1 of the Mayo County Development Plan 2022-2028. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

2. Given the inconsistencies in relation to the level of the ground water table between the section drawings submitted and the site characterisation form, it has not been demonstrated that the site is suitable for the safe disposal of effluent from the proposed wastewater treatment system. This is contrary to Sections 2.10 and 8.4 (Effluent Treatment Systems) of Volume 2 of the Mayo County Development Plan 2022-2028 in that it would be contrary to the Environmental Protection Agency Code of Practice for Domestic Waste Water Treatment Systems (P.E. <10) and furthermore, if granted, would pose a risk to waterbodies in the vicinity contrary to Policy NEP 21 of the Development Plan. The proposed development would pose a risk to public health and to water quality and would therefore be contrary to the proper planning and sustainable development of the area.