

An
Coimisiún
Pleanála

Commission Direction
CD-000927
PL-501144-MO-26

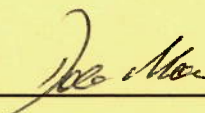
The submissions on this file and the Inspector's report were considered at a meeting held on 20 July 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Attach condition number 2.

Planning Commissioner:



Declan Moore

Date:

21st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the specific characteristics of the site, the layout of the existing cluster of houses at Haws Lane in the immediate vicinity of the subject site, the

open nature of the sites and their amenity spaces. and to Objective RHO 10 of the Mayo County Development Plan 2022-2028, the Commission determined that the external staircase was not in keeping with the existing structure or with the immediate residential locality. The external staircase would, if permitted, set an undesirable precedent for similar development and be inconsistent with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Commission had regard for the specific characteristics of the site (as outlined above) and to Objective RHO 10 and did not agree with the Inspector that the external staircase was (in effect) acceptable because it was not readily visible from the streetscape.