An Coimisiún Pleanála

Commission Direction
CD-001392
PL-501563-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 October 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: **8th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Mayo County Development Plan 2022-2028, the planning history of the site, the totality of information on file and the location of the site in an area identified by the planning authority to be at risk of flooding, the Commission decided there is an unacceptable level of risk to residential amenity and safety from coastal water flooding on the development site (including the access). This

is contrary to Objective NEO 33 of the development plan where it seeks to ensure that new developments in areas liable to flooding are assessed and developed in accordance with the Flood Risk Management Guidelines for Planning Authorities (2009). The proposed development would result in an unacceptable risk to the residential amenity, health and safety of future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission noted the concerns of the Inspector relating to access, the WaterFramework Directive, Appropriate Assessment, wastewater treatment and water supply which are further detailed in the Inspecor's report but did not seek additional information on the issues given the substantive nature of the reason for refusal.