



The submissions on this file and the Inspector's report were considered at a meeting held on 25 September 2026.

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

Reasons and Considerations

1. Based on the information contained on file, the Commission is not satisfied that the applicant has demonstrated that the proposal accords with Objective RHO 4 of the Mayo County Development Plan 2022 to 2028, whereby within Mayo's coastal areas and lakeshores and within areas along scenic routes, applicants must demonstrate a long-standing social link to the area concerned while ensuring that the development does not impinge in any significant way on the character, integrity and distinctiveness of the area. The proposed development therefore materially contravenes objective RHO 4 of the County Development Plan and is therefore contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the single storey nature of the proposed dwelling, it is considered that the development of the subject site being located in an open and unspoilt coastal area in close proximity to a designated scenic route would seriously injure the visual amenities of the area and would set an undesirable planning precedent for similar type development on the undeveloped lands in the

immediate vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:

A handwritten signature in blue ink, appearing to read 'P. Caprani', is written over a horizontal line.

Paul Caprani

Date:

28th day of September 2026