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**Planning and Development Act 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 24/60463**

**Appeal** by Colin Dowd of Tullysleva, Cloghans, Ballina, County Mayo against the decision made on the 17<sup>th</sup> day of October, 2024 by Mayo County Council to grant subject to conditions a permission to Aleksandra Rzepka of Tullysleva, Ballina, County Mayo.

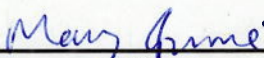
**Proposed Development:** Demolish existing shed on site. Construct new dwellinghouse. Construct new domestic garage. Construct new effluent treatment system with all associated works. Construct new domestic entrance off the public road and carry out all required ancillary works on site, all at Tullysleva, Ballina, County Mayo.

## **Decision**

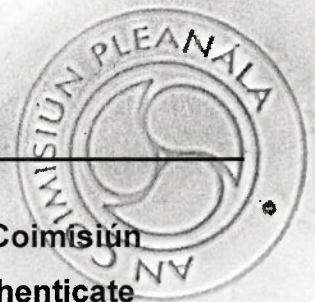
**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

The site is located in a rural area under strong urban influence. Having regard to the wording of Rural Housing Objective RHO 8 of the Mayo County Development Plan 2022-2028 which states that 'Applicants seeking to replace or reuse an existing house or other structure such as a church, schoolhouse or other substantial building in any rural area will not be required to demonstrate a housing need and will be assessed under normal planning considerations', it is considered that, having regard to the scale and nature of the existing structure on site, which is a modest shed-like structure with an ad-hoc extension, the existing structure does not comprise a substantial building in the context of the spirit and intent of Objective RHO 8 which refers to 'a structure such as a church or schoolhouse', and, in these circumstances, the exemption available under Objective RHO 8 from demonstrating a rural housing need does not apply. Based on the entirety of the information on file, it is considered that the applicant has not provided evidence of a rural housing need under any of the categories set out in, and required by, Rural Housing Objective RHO 1 of the development plan. The proposed development would contravene Rural Housing Objectives RHO 1 and RHO 8 of the Mayo County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



**Dated this 20 day of November 2025.**