

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322315-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Mayo County Council**

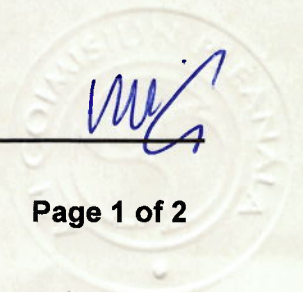
**Planning Register Reference Number: 24474**

**APPEAL** by Melissa Brinklow of 10a Rathbawn Road, Garryduff, Castlebar, County Mayo against the decision made on the 26<sup>th</sup> day of March, 2025 by Mayo County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a dwelling house together with all ancillary site works at Snugborough, Rathbaun, Castlebar, County Mayo.

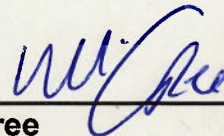
## **Decision**

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



## Reasons and Considerations

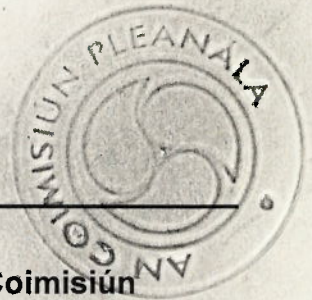
Having regard to the provisions of the Mayo County Development Plan 2022-2028 and the Castlebar Town and Environs Local Area Plan 2023-2029, and to the supporting materials furnished by the applicant, it is considered that the proposed development fails to satisfy the requirements of Policy Objective RHO 1 of the development plan which requires applicants to demonstrate a social or economic link to the rural area in which they propose to build. The Commission is not satisfied that the applicant has demonstrated a rural generated housing need in accordance with the Sustainable Rural Housing Guidelines or within the provisions of the county development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 30<sup>th</sup> day of JULY 2025.