



An
Coimisiún
Pleanála

Commission Order
PL-500153-MO

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: P25/60200

APPEAL by Martin Fox against the decision made on the 29th day of September 2025, by Mayo County Council to refuse permission for the proposed development.

Proposed Development: Construction of a private dwelling house, domestic garage and effluent treatment system together with all ancillary site works at Pulgloss, Carrowmore, Louisburgh, County Mayo.

Decision

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

Reasons and Considerations

Rural Housing Objective RHO 1 of the Mayo County Development Plan 2022-2028 requires applicants seeking to construct single dwellings in Rural Areas under Urban Influence to demonstrate a social or economic link to the area in which they wish to build. Rural Housing Objective RHO 4 and Natural Environment Objective NEO 26 require a social link to be demonstrated for housing development in coastal areas, while National Policy Objective 28 of the National Planning Framework (First Revision April 2025) seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. The documentation submitted with the application and appeal has not demonstrated occupation or residence in the rural area and a social or economic link to the rural area has not been established. The proposed development would, therefore, contravene objectives RHO 1, RHO 4 and NEO 26 of the Mayo County Development Plan 2022-2028 and NPO 28 of the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 11th day of March 2026.