

An
Coimisiún
Pleanála

Commission Order
PL-500257-MO

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

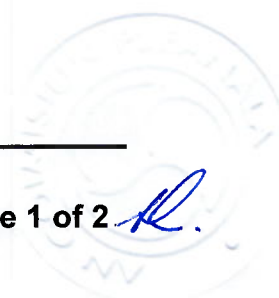
Planning Register Reference Number: 25/60460

Appeal by Raphael McCarron and others against the decision made on the 22nd day of October, 2025 by Mayo County Council to grant subject to conditions a permission to Padraic Dempsey.

Proposed Development: Construction of a dwellinghouse and a garage with treatment plant and percolation area, all at Caher, Kiltimagh, County Mayo.

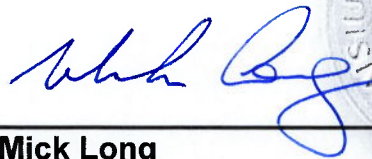
Decision

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



Reasons and Considerations

Having regard to Policy Objective RHO 5 (Rural Housing Objectives) of the Mayo County Development Plan 2022-2028, it is considered that there has been a failure to utilise the Mayo Rural Housing Design Guidelines, in particular in relation to Section 3 (House Form) by reason of the massing of the roof and depth of the proposed dwellinghouse sited in a prominent elevated position, and by comparison with the older traditional vernacular architecture in the area. The proposed development is not considered to have employed a specific design solution to integrate into, and reflect and enhance, the local landscape character, which would be contrary to Policy RHP 5 (Rural Housing Policies) of the development plan. The proposed development 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 16th day of March 2026.