

An
Coimisiún
Pleanála

Commission Order
PL-500321-MO

Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

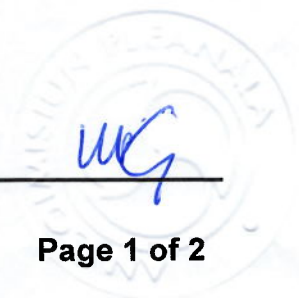
Planning Register Reference Number: 25/375

Appeal by Sophie O'Malley against the decision made on the 30th day of October, 2025 by Mayo County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse with connection to effluent treatment system services together with associated site works, all at Drumgarve, Kilmeena, Westport, County Mayo.

Decision

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



Reasons and Considerations

Rural Housing Policy RHO4 and Policy Objective NEO 26 of the Mayo County Development Plan 2022-2028 facilitate housing in rural coastal areas in circumstances where, inter alia, the development would not impinge in any significant way on the character, integrity and distinctiveness of the area and also contributes to and enhances the local landscape character. Having regard to the scale, layout and location of the proposed development, it is considered that, by reason of its location on an elevated coastal landscape, the proposed development would fail to integrate effectively into this highly scenic rural landscape and would seriously injure the amenities of the area. It is considered that, by reason of its prominence and visual impact, the proposed development would constitute an incongruous design feature in this visually sensitive rural landscape, would adversely impact the visual amenity of the area, would contravene Rural Housing Policy RHO4 and Policy Objective NEO 26 of the Mayo County Development Plan 2022-2028, and would interfere with the character of the landscape which it is necessary to preserve. The proposed development would, therefore, be contrary to 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 01 day of April 2026.