



Planning and Development Act 2000, as amended

Planning Authority: Mayo County Council

Planning Register Reference Number: 26/60035

Appeal by Ruiadhri Ua Fearghail against the decision made on the 18th day of March 2026, by Mayo County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of the existing attic space of an existing single storey type dwelling house into an office and gym area, installation of gable window, velux windows, first floor external door and external stairwell, all of which is to service the proposed conversion and all ancillary site works, all at number 2 Haws Lane, Doogort, Achill, County Mayo.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 for the reason therefor.

Reasons and Considerations

Having regard to the specific characteristics of the site, the layout of the existing cluster of houses at Haws Lane in the immediate vicinity of the subject site, the open nature of the sites and their amenity spaces. and to Objective RHO 10 of the Mayo County Development Plan 2022-2028, the Commission determined that the external staircase was not in keeping with the existing structure or with the immediate residential locality. The external staircase would, if permitted, set an undesirable precedent for similar development and be inconsistent with the proper planning and sustainable development of the area.

In deciding not to accept the Planning Inspector's recommendation, the Commission had regard for the specific characteristics of the site, as outlined above, and to Objective RHO 10 of the Mayo County Development Plan 2022-2028, and did not agree with the Planning Inspector that the external staircase was (in effect) acceptable because it was not readily visible from the streetscape.



Declan Moore

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



Dated this 23rd day of JULY 2026