An Coimisiún Pleanála

**Commission Order**

**PL-501563-MO**

**Planning and Development Act 2000, as amended**

**Planning Authority: Mayo County Council**

**Planning Register Reference Number: 26/65**

**Appeal** by Richard Gill and Claire O'Hanlon against the decision made on the 21st day of May, 2026 by Mayo County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse and domestic garage with connection to effluent treatment system services together with associated site services, all at Westport Demesne, Carrowholly, Westport, County Mayo.

## Decision

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

## Reasons and Considerations

Having regard to the Mayo County Development Plan 2022-2028, the planning history of the site, the totality of information on the file, and the location of the site in an area identified by the planning authority to be at risk of flooding, it is considered that there is an unacceptable level of risk to residential amenity and safety from coastal water flooding on the site of the proposed development (including the access), which would be contrary to Objective NEO 33 of the development plan which seeks to ensure that new developments in areas liable to flooding are assessed and developed in accordance with the Flood Risk Management Guidelines for Planning Authorities (2009). The proposed development would result in an unacceptable risk to the residential amenity, health and safety of future residents, 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** 13th **day of** October **2026.**