

An
Coimisiún
Pleanála

Commission Order
PL-501628-MO-26

Planning and Development Acts 2000, as amended

Planning Authority: Mayo County Council

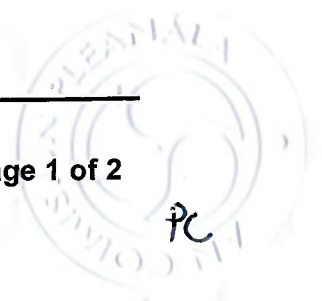
Planning Register Reference Number: 2660290

Appeal by Caroline Gaughan against the decision made on the 4th day of June, 2026 by Mayo County Council to refuse permission for the proposed development.

Proposed Development: To construct a single storey dwellinghouse with new vehicular access and sewage treatment system with percolation area at Doohoma, Ballina, County Mayo.

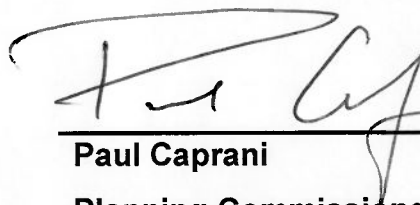
Decision

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



Reasons and Considerations

1. Based on the information contained on file, the Commission is not satisfied that the applicant has demonstrated that the proposal accords with Objective RHO 4 of the Mayo County Development Plan 2022 to 2028, whereby within Mayo's coastal areas and lakeshores and within areas along scenic routes, applicants must demonstrate a long-standing social link to the area concerned while ensuring that the development does not impinge in any significant way on the character, integrity and distinctiveness of the area. The proposed development would, therefore, materially contravene objective RHO 4 of the County Development Plan and be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the single storey nature of the proposed dwelling, it is considered that the development of the subject site, being located in an open and unspoilt coastal area in close proximity to a designated scenic route, would seriously injure the visual amenities of the area and would set an undesirable planning precedent for similar type development on the undeveloped lands in the immediate vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of September 2026