



An
Coimisiún
Pleanála

Direction
CD-021496-25
ABP-320994-24

The submissions on this file and the Inspector's report were considered at a meeting held on 01/12/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Tom Rabbette

Date: 05/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the proposed dwelling design, by way of its excessive scale, massing and bulk on an elevated site, would adversely impact on the visual and rural amenities of the receiving environment and would fail to accord with the core design principles as set out in the 'Galway Design Guidelines for the Single Rural House' at Appendix 5 of the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector where he raises concerns regarding the

design of the proposed dwelling, including it being over-complicated, of significant mass, of bulky design, with inappropriate horizontal fenestration emphasis and that a design that is more consistent with the core design principles as set out in the Galway Design Guidelines for the Single Rural House is required, however, the Commission did not agree that these matters could be addressed by way of condition as proposed by the Inspector and that a more comprehensive redesign is required given the elevated nature of the site.

The Commission also had concerns regarding the proposed on-site wastewater treatment system noting that a regionally important aquifer underlies the site and thus the trial hole should be of minimum depth 3 m, as stated in section 3.2 of the Site Characterisation Form as submitted by the applicant and at section 5.4.2 of the EPA Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent <10)). The depth of the trial hole in this instance was 1.6m and therefore does not comply with the above. The Commission also notes that the Site Characterisation Form indicates water supply is to be via mains supply, subsequent information submitted to the planning authority indicated private well supply. The Commission considered that the suitability of the site to accommodate a wastewater treatment system as proposed had not been fully demonstrated having regard to the above, however, given the substantive issue for refusal, decided not to pursue this issue any further in this instance.