

An
Coimisiún
Pleanála

Direction
CD-020649-25
ABP-322511-25

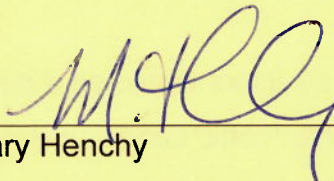
The submissions on this file and the Inspector's report were considered at a meeting held on 11/09/2025.

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

Planning

Commissioner:

Date: 11/09/2025



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission is not satisfied that the applicant has demonstrated that the existing wastewater treatment plant can adequately cater for the proposed development having regard to the Karst nature of the environment, the size of the polishing filter and the ground water conditions. The proposed development would be prejudicial to public health and therefore, would be contrary to the proper planning and sustainable development of the area.
2. The Commission decided the proposed structure due to its scale, design, finish and, position on site, would appear prominent and incongruous and consequently would significantly detract from the wider landscape. The proposed development would not successfully integrate into the coastal

setting which is classified as an Iconic Landscape Sensitivity Area in the Galway County Development Plan and so does not accord with objective LCM 1 of the Galway County Development Plan, an objective that strives to preserve and enhance the character of the landscape. Therefore, the proposed development would not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not concur with the Inspectors assessment of the existing wastewater treatment system or the design of the proposed structure. The Commission having considered the totality of the information provided concluded the application lacked detail regarding the existing hydraulic loading of the wastewater treatment system and is not satisfied that the information submitted including the hydrogeological assessment sufficiently demonstrates that there is capacity to cater for the totality of the development.

On the matter of design, the proposed structure would be a permanent structure on a prominent site in an area classified as an, Iconic Landscape Sensitivity area, and having considered the submitted photomontage, the Inspectors photographs, those submitted with the appeal and the drawings and details on the file decided that notwithstanding the grey colour and height being lower than the existing hotel the design and finish of the structure would be an incongruous intrusion in this sensitive landscape.