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Coimisiún  
Pleanála

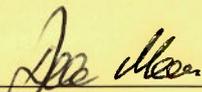
**Direction**  
**CD-021534-25**  
**ACP-323143-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 10/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning Commissioner:**

**Date:** 11/12/2025

  
Declan Moore

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the information which accompanies the planning application, it has been not satisfactorily demonstrated that the development seeking permission and retention could be undertaken in a manner that would ensure an authentic reconstruction of Dalystown House, a Protected Structure (Reference 398) and listed on the Sites and Monuments Register (Reference GA116-045) and by reason of insufficient information, it cannot be determined that the works would be carried out in a manner that would protect, conserve and enhance the remaining character of the structure. To permit the development in the absence of such deficiencies, would be contrary to DM Standard 58 and DM Standard 59 of the Galway County Development Plan 2022-2028 and to the provisions of the Architectural Heritage Protection Guidelines 2011 relating to such buildings. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission also agreed with the Inspector's assessment that information within the Site Layout Plan is inconsistent with the recommended plan set out in Appendix C of the Site Assessment Report, and the Commission is not satisfied that the requirements of DM Standard 9 of the Galway County Development Plan 2022-2028 (with respect to floor area and site size) have been met, but given the substantive reason for refusal the Commission did not pursue either matter.