

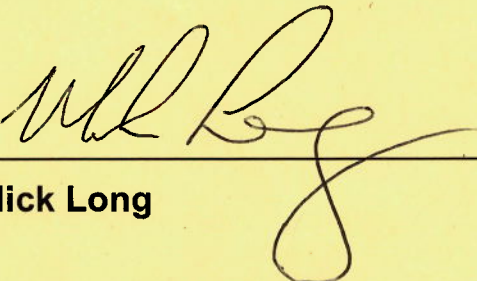
An
Coimisiún
Pleanála

Commission Direction
CD-000245
PL-500164-GY

The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

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

Planning Commissioner:



Mick Long

Date:

10th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Policy Objective RH 9 of the Galway County Development Plan 2022-2028 requires new rural dwelling design to respect the character of existing places and fit appropriately into the landscape and policy objective LCM 1 seeks to preserve the character of the landscape. DM standard 8 requires dwelling design to be site specific design, sensitive to its surroundings and to visually integrate

with the landscape, utilising natural features including existing contours and established field boundaries. Having regard to the specific elevated location of the site on the exposed southern shores of Lough Mask in an iconic and high sensitivity landscape, together with the proposed layout of the site requiring an excessive length driveway accessing the backland site, significant cut and fill requirements and removing field boundaries therefore artificially manipulating the sensitive landscape, it is considered that the proposed development would result in negative landscape and visual impacts contravening DM standard 8 and Policy Objectives RH9, LCM 1 and PVSR 1 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.