



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000290**  
**PL-500337-GY-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 18 March 2026.

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

**Planning Commissioner:**

**Stephen Bohan**

**Date:**

**19<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the Galway County Development Plan 2022–2028, to the scale and industrial nature of the proposed development on unzoned lands in a predominantly rural landscape, and noting in particular the availability of

zoned employment lands identified elsewhere in the county for such uses, the Commission was not satisfied that the applicant had satisfactorily demonstrated that the proposed development would not be more appropriately accommodated on such zoned development lands. The proposed development would, therefore, be contrary to Policy Objective CD 1 Rural Enterprises, would be excessive in scale for the site and surroundings, would be visually out of character with the area, would fail to adequately respect the rural setting contrary to Policy Objective PM 10 and would fail to have a positive impact on the visual quality of the area contrary to Policy Objective PM 11 of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Galway County Development Plan 2022–2028, and noting the absence of a Traffic and Transport Assessment, Road Safety Audit, Mobility Management Plan and other detailed information demonstrating compliance with the Design Manual for Urban Roads and Streets and relevant Development Plan standards, together with the lack of specific information on the proposed end#uses and associated traffic generation characteristics of the units, the Commission was not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users on the R328. The proposed development would, therefore, materially contravene Policy Objectives NNR 2, NNR 3 and NNR 7 and DM Standards 28 and 34 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the Galway County Development Plan 2022 – 2028 and to the submitted Site Characterisation Form, the reported percolation results

significantly outside the normal ranges, the trial hole photos suggesting saturated soil throughout the year and evidence of a high water table on the site, the Commission is not satisfied that wastewater from the proposed development would be safely treated and disposed of on the site. The proposed development would therefore be prejudicial to public health and contrary to Policy Objective WW6 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

4. Having regard to the requirements of the Galway County Development Plan 2022 – 2028 and to the information received, particularly the failure to demonstrate the minimisation of areas of hardstanding on the site and the satisfactory use of nature-based drainage measures, the Commission is not satisfied that the surface water generated on site can be satisfactorily attenuated and discharged to the adjoining drain. Therefore, if permitted as proposed the development would materially contravene Policy Objective WW 7 and would contravene DM Standard 67 of the Development Plan and therefore would be contrary to the proper planning and sustainable development of the area.

**[Notes:**

(i) Appropriate Assessment Screening

The Commission noted the Inspector's conclusion that significant effects on Lough Corrib SAC could not be excluded and that Appropriate Assessment is required, having regard to: (i) the identified hydrological pathway from the site to the SAC via drains and watercourses; (ii) the failure to demonstrate that wastewater would be treated and disposed of in accordance with the EPA Code of Practice

for Domestic Wastewater Treatment Systems; and (iii) the absence of detailed information on the nature of activities proposed within the units and the potential for emission of pollutants during construction and operation. However, given the substantive reasons for refusal above, the Commission decided not to pursue this matter further.

**(ii) Water Framework Directive**

The Commission noted the Inspector's screening assessment under the Water Framework Directive, including the identified risk that, in the absence of adequate information and design for on-site wastewater treatment and surface water management, the proposed development may pose a risk to the Dunmore groundwater body (status: good) and the Dalgan 050 river waterbody (status: good), and may prevent the future attainment or maintenance of good status and could result in a deterioration of existing water quality. However, given the substantive reasons for refusal above, the Commission decided not to pursue this matter further.]

**[Please issue/include a copy of this Direction with the Commission Order to the parties.]**