



An
Coimisiún
Pleanála

Commission Direction
CD-000409
PL-500369-GY-25

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

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

Planning Commissioner:

Patricia Calleary

Date:

10th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. In the absence of sufficiently detailed site layout drawings, informed by a comprehensive site survey, and details of the previous (historic) entrance that may have existed, including evidential information on whether it was a vehicular or pedestrian entrance, the Commission was not satisfied that it has been adequately demonstrated that the proposed development would not interfere

with the safety and free flow of traffic, or otherwise endanger public safety as a result of the additional traffic movements, including turning movements that the proposed development would generate onto a regional road, at a location where sightlines are restricted in both directions. Accordingly, it has not been sufficiently demonstrated that the proposed development would not contravene Policy Objective NNR 2 of the Galway County Development Plan 2022-2028, where it is an objective to safeguard the carrying capacity and safety of the County's regional and local road network or DM Standard 28 of the said plan. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Notes:

- a. Policy RH 7 (Renovation of Existing Derelict Dwelling) requires that a derelict/ semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place. It further requires that a structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. In the absence of engagement with this policy including submission of a structural report, the Commission was not satisfied that the proposed development would be in accordance with this relevant development plan policy.
- b. In the absence sufficient information on file, including site-specific data to demonstrate the safe disposal of waste water to serve the proposed development, in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (2021), the Commission was not satisfied that the proposed development would not be prejudicial to public health. The proposed would

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

While issues set out in (a) and (b) would ordinarily form reasons for refusal, given that they are new issues in the context of the appeal, the appellant and the planning authority would ordinarily be given an opportunity to comment on these issues. However, given the substantive reason for refusal set out above and in the interest of efficiency, the Commission decided not to pursue these issues further.