



An
Coimisiún
Pleanála

Commission Direction
CD-001387
PL-500422-GY-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07 October 2026.

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

Planning Commissioner:

Mary Gurrie
Mary Gurrie

Date: 08/10/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the proposed development, in a rural, un-serviced area, which is remote from a settlement, it is considered that the proposed development represents an un-sustainable and haphazard form of development, would contravene Objective GCTPS 2 (Integrated approach to

land use and transportation), Objective ILUTP 1 (Sustainable Transportation) and Objective PT 1 (Sustainable Modes of Transport) of the Galway County Development Plan 2022-2028 and would set an undesirable precedent for further haphazard development in an unserviced rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Part of the visibility splays are located outside the red and blue line boundary of the site and as such the applicant has no ability to ensure the maintenance of sightlines required to provide visibility at the site entrance. The applicant has, therefore, not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightline visibility in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022-2028. In the absence of the applicant's ability to ensure the maintenance of sightlines at the proposed site entrance in perpetuity, it is considered that turning movements generated by the proposed development from the site would endanger public safety by reason of a traffic hazard, or obstruction of road users. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Notes

1. The Commission noted the inspector's third recommended reason for refusal in relation to the Natura Impact Assessment. The Commission agreed with the inspector's assessment and conclusion that the Natura Impact Statement submitted with the planning application is deficient for the reasons outlined by the inspector. On the basis of the information submitted with the planning application

and appeal documentation and the Natura Impact Statement, the Commission could not therefore be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on Galway Bay Complex Special Area of Conservation (Site Code: 000268) or Inner Galway Bay Special Protection Area (Site Code: 004031), in view of the sites' conservation objectives. While ordinarily, as this is a new issue, this would warrant further consideration and a request for further information, in this instance, given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

2. The Commission noted the inspector's fourth recommended reason for refusal in relation to flood risk. The Commission agreed with the assessment of the inspector that the proposed development is located within an area which is identified as being at risk of flooding and comprises development for which the application of the Justification Test is required under the Planning System and Flood Risk Management Guidelines (2009). As the site is not zoned or otherwise designated for the proposed use, the proposed development does not satisfy the first criterion of the Development Management Justification Test set out in Box 5.1 of the Guidelines. While ordinarily, as this is a new issue, this would warrant further consideration and a request for further information, in this instance, given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.