

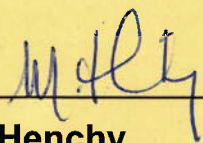
An
Coimisiún
Pleanála

Commission Direction
CD-000470
PL-500423-GY-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24 April 2026.

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

Planning Commissioner:



Mary Henchy

Date:

24th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The development proposed to be retained is located within the Galway County Transport and Planning Study Area (GCTPS) and where residential development in the open countryside is subject to the Rural Housing Strategy

of the Galway County Development Plan 2022-2028. Based on the information submitted in connection with the planning application and the appeal, and the failure of the applicant to demonstrate a requirement for the two units or the need of the occupants to reside at this location, the development proposed to be retained would contravene Policy Objective RH2 of the development plan, which sets out the qualifying criteria for those with a genuine rural generated housing need to reside in the area, and would also be contrary to the provisions of DM Standard 7 of the development plan, which requires the submission of documentation to substantiate a rural housing need. The development proposed to be retained would contravene the rural housing strategy in the open countryside, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of the design and layout of the development proposed to be retained and the deficiencies in the information provided with the planning application and the appeal, including in relation to flood risk assessment, the Commission is not satisfied that wastewater arising may be satisfactorily treated and disposed of on site, or that a satisfactory portable water supply may be provided to serve occupants. The utilisation of a single, communal on-site wastewater treatment system would represent an unsustainable approach to wastewater treatment and would be contrary to the provisions of DM Standard 38 of the Galway County Development Plan 2022-2028 relating to Effluent Treatment Plants, where exceptional circumstances for sharing have not been demonstrated. The development proposed to be retained, in the absence of such satisfactory arrangements being demonstrated, would be prejudicial to public health, would pose a risk to groundwater quality with potential to jeopardise

the Water Framework Directive objective to protect groundwater, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Commission is not satisfied that adequate sightlines are available at the junction of the internal access with the public road. The development proposed to be retained would give rise to substandard and haphazard access arrangements to serve this residential development. Furthermore, the Commission is not satisfied that measures to ensure safe internal vehicular movements and circulation on site have been provided. The development proposed to be retained would give rise to the endangerment of public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that, by reason of the unsatisfactory and substandard layout of the residential accommodation, the development proposed to be retained would fail to meet the requirements of 'Delivering Homes for Sustainable Communities – Quality Housing for Sustainable Communities' (2007) and that the arrangement of open space would provide for low levels of amenity to occupants of the dwellings concerned. The development proposed to be retained would set an undesirable precedent for residential development, would seriously injure the residential amenities of occupants of the site and the residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

5. The site is located in close proximity to the Lough Corrib Special Area of Conservation (Site Code: 000297). In the absence of an Appropriate Assessment Screening Report and satisfactory information to inform a full evaluation of the potential impacts of the development proposed to be retained, including from a flood risk perspective, the Commission is not satisfied that the development proposed to be retained would not be likely to have a significant effect on the Lough Corrib Special Area of Conservation (Site Code: 000297) in view of the site's Conservation Objectives. The development proposed to be retained would be contrary to Policy Objective NHB1 (Natural Heritage and Biodiversity of Designated Sites, Habitats and Species) and Policy NHB 2 (European Sites and Appropriate Assessment) and would be contrary to DM Standard 50 (Environmental Assessments) of the Galway County Development Plan 2022-2028. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.