




An
Coimisiún
Pleanála

Commission Direction
CD-000507
PL-500734-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 May 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:

5th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission is not satisfied, based on the discrepancies contained in the documentation submitted in support of the application and the appeal, in respect of the ownership and occupancy of the existing dwelling and the modular home proposed for retention that a need for the development has been substantiated.

Furthermore, no consideration has been given to the adaptation of the existing large dwelling on the site to cater for family housing need in accordance with the provisions of Policy Objective RH12. It is considered, therefore, that that the development proposed for retention would be contrary to Policy Objective RH12 and DM Standard 5 of the Galway County Development Plan 2022-2028, would create a precedent for similar development in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied that the modular home for which retention permission is sought is connected to an effluent treatment plant that has the benefit of planning permission and therefore the suitability of the site for the said existing treatment system has not been determined. The Commission cannot be satisfied that the development to be retained is compliant with Development Management Standard DM Standard 38: Effluent Treatment Plants in the Galway County Development Plan 2022-2028 which requires compliance with the Environmental Protection Agency's Wastewater Treatment Manuals and that requires that each dwelling be serviced by its own septic tank or treatment facility. It is considered therefore that the retention of the development as proposed is prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

