



An
Coimisiún
Pleanála

Commission Direction
CD-000906
PL-501122-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 29/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained and proposed to be removed, the nature of the existing structure granted planning permission under Reg. Ref. 22/60999, the pattern of development in the area, and Development Management Standard 6 Domestic Garages (Urban and Rural) of the Galway County Development Plan 2022-2028 which does not prohibit the

use of storage facilities as habitable space subject to planning consent for such use, it is considered that subject to compliance with the conditions set out below that the development proposed to be retained and the development proposed to be removed would be acceptable at this location, would not give rise to adverse impacts on the visual or residential amenities of the area and would not give rise to adverse impacts on water quality or on any European Site. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted that the structure as built in terms of height, width and length is generally consistent with the original planning permission and further noted and agreed with the inspector's opinion set out under Section 8.4 of the report that the use of an area within the boatshed as a home office and wet room would be ancillary to the main dwelling and such use was open for consideration under DM Standard 6. The Commission considered that the use of the structure as ancillary to the main dwelling would not materially increase the loading to or have implications for the operation of the existing wastewater system. While the Commission noted and shared the concerns of the inspector in relation to the location of the percolation area servicing the main dwelling and boat/storage shed outside of the red line boundary, the Commission considered that the planning status and functioning of the percolation area falls under the jurisdiction of the planning authority and therefore that refusal of permission was not warranted on this basis.

The Commission noted the inspector's concerns set out in the recommended second reason for refusal in relation to surface water management on site. The Commission considered that, having regard to the nature of the works

proposed to be retained and removed and the previous planning permission for the boat/storage shed that there was no material change to the surface water arrangements under this proposal and that final details could be agreed with the planning authority by Condition. The Commission decided therefore that refusal of permission was not warranted for this reason.

In relation to the Inspector's third and fourth recommended reason for refusal regarding the potential for significant adverse impacts on the Omey Island Machair SAC and on water quality and bathing water quality at Omey Island Strand, the Commission considered that the Inspector's concerns were primarily predicated on concerns in relation to the implications of the proposal for the wastewater treatment system and surface water management. Noting that the need for a Natura Impact Statement was screened out under the original planning permission for the boatshed, and given that the proposal did not result in any material changes to the wastewater or surface water arrangements as set out above, and in view of the minor scale of the works proposed, the Commission considered that there were no other aspects of the proposal that would give rise to concerns of significant adverse impacts on the Omey Island Machair SAC or on water quality or bathing water quality at Omey Island Strand and therefore refusal of permission on these grounds was not warranted.

The Commission agreed with the assessment and conclusion of the Inspector that the proposal did not give rise to concerns in relation to the impact on the landscape or visual amenities of the area and did not material contravene Policy Objectives LCM2, LCM3 and DM Standard 46 of the Galway County Development Plan 2022-2028.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 05 day of May 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The kitchen, utility room and vehicular entrance shall be removed within 6 months of the date of this order. Details confirming the removal of these elements and revised drawings shall be submitted to the planning authority within nine months of the date of grant of this order.

Reason: In the interest of orderly development.

3. Prior to the commencement of development a landscaping plan to provide for screening of the proposed development shall be submitted for the written agreement of the planning authority.

Reason: In the interest of visual amenity

4. The boat/storage shed shall be used only for purposes ancillary to the enjoyment of the main dwelling and shall not be used for habitation or any overnight accommodation or commercial use.

Reason: In the interest of clarity and orderly development.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Revised drawings showing the surface water arrangements in place for the boatshed shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of public health and surface water management.