



An  
Coimisiún  
Pleanála

Commission Order  
ABP-320009-24

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**Planning and Development Acts 2000, as amended**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: N/A**

**Application for Substitute Consent** by Tom Termini care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare in accordance with section 177E of the Planning and Development Act, 2000, as amended by the insertion on section 57 of the Planning and Development (Amendment) Act, 2010, as amended.

**Location of Development:** Retention and completion of agricultural shed and storage unit at Rossadillisk, County Galway.

## Decision

The Commission, in accordance with section 177K of the Planning and Development Act, 2000, as amended, decided to **REFUSE** substitute consent based on the Reasons and Considerations set out below.

## Reasons and Considerations

The application site is located within the landscape character area 'Coastal Landscape' as indicated on Map 8.1: Landscape Character Areas and in an area with a landscape sensitivity of 'Class 3 – Special: High sensitivity to change' as indicated on Map 8.2: Landscape Sensitivity of the Galway County Development Plan 2022-2028. In areas of high landscape sensitivity, the design and the choice of location of the proposed development in the landscape will be critical considerations as indicated in Policy Objective LCM 3 of the Galway County Development Plan 2022-2028. It is also a Policy Objective of the planning authority to strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area, as indicated in Policy Objective MCD 2. Furthermore, DM Standard 46 of the said development plan, restricts development in this area to, *inter alia*, family farm business and locally resourced enterprises (subject to site suitability and appropriate scale and design) including those with substantiated cases for such a specific location.

Having regard to the exposed, prominent, coastline location of the application site and the siting of the agricultural storage sheds on this exposed site, and also having regard to the scale, height, floor area and finish of the structures, it is considered that the proposed development would adversely impact on the visual amenities of this sensitive landscape, would be contrary to Policy Objective LCM 3 and Policy Objective MCD 2, would fail to comply with DM Standard 46 and would set an undesirable precedent for similar developments in the area. Furthermore, the Commission was not satisfied that the applicant had satisfactorily substantiated the case for the scale of the development proposed at this sensitive location given the nature of the agribusiness as described in application documentation and the Commission did not consider that the development constituted a family farm business on this site. The

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

In deciding not to accept the Inspector's recommendation to grant substitute consent, the Commission considered that the structures would adversely impact on the visual amenities of this exposed, sensitive coastal location which the planning authority seeks to protect as indicated in the statutory development plan for the area. The Commission was not satisfied that the applicant had substantiated the agribusiness case for the structures at this location and a grant of substitute consent would set an undesirable precedent for similar development in this area that has a high sensitivity to change as indicated in the statutory development plan. The Commission agreed with the planning authority's concerns relating to the principle of the development at this location in the absence of a substantiated case and further agreed with the authority's concerns in relation to the visual impact of these isolated structures on an open and exposed site.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 19<sup>th</sup> day of Dec. 2025