



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322511-25

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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 24116**

**APPEAL** by Eamonn Fitzpatrick of Kilronan. Aran Islands, County Galway against the decision made on the 24<sup>th</sup> day of April 2025 by Galway County Council to grant, subject to conditions, a permission to Abalone Hospitality Limited T/A Aran Islands Ho care of Merriman Solutions of Glendree, Feakle, County Clare in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** Replacement of the existing marquee function room with a new function room as a permanent structure upon the same footprint, the development will include toilets, bar, connections to existing services, (N.B. the effluent loading to the existing WWTP will be unchanged) including all required ancillary works. Gross floor space of proposed works: 370 square metres, all at Cill Éinne, Ostan Arann Killeany, Aran Islands, County Galway. The proposed development was revised by further public notices received by the planning authority on the 16<sup>th</sup> day of September 2024.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

The Commission is not satisfied that the applicant has demonstrated that the existing wastewater treatment plant can adequately cater for the proposed development having regard to the Karst nature of the environment, the size of the polishing filter and the ground water conditions. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the Commission decided the proposed structure due to its scale, design, finish and, position on site, would appear prominent and incongruous and consequently would significantly detract from the wider landscape. The proposed development would not successfully integrate into the coastal setting which is classified as an Iconic Landscape Sensitivity Area in the Galway County Development Plan 2022-2028 and so does not accord with objective LCM 1 of the development plan, an objective that strives to preserve and enhance the character of the landscape. Therefore, the proposed development would not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not concur with the Inspectors assessment of the existing wastewater treatment system or the design of the proposed structure. The Commission, having considered the totality of the information provided, concluded the application lacked detail regarding the existing hydraulic loading of the wastewater treatment system and is not satisfied that the information submitted including the hydrogeological assessment sufficiently demonstrates that there is capacity to cater for the totality of the development.

On the matter of design, the proposed structure would be a permanent structure on a prominent site in an area classified as an, Iconic Landscape Sensitivity area, and having considered the submitted photomontage, the Inspectors photographs, those submitted with the appeal and the drawings and details on the file decided that, notwithstanding the grey colour and height being lower than the existing hotel, the design and finish of the structure would be an incongruous intrusion in this sensitive landscape.



**Mary Henchy**

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

Dated this 15<sup>th</sup> day of September 2025.