

An
Coimisiún
Pleanála

Commission Order
ABP-322524-25

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

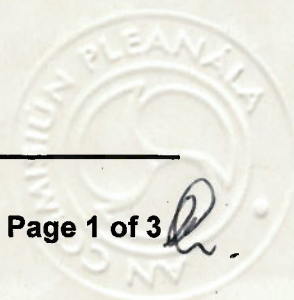
Planning Register Reference Number: 2560250

APPEAL by Helen Treanor care of Gerard Hanniffy of Suite 21 Oran Court, Orantown Centre, Oranmore, County Galway against the decision made on the 17th day of April 2025, by Galway County Council to refuse permission for the proposed development.

Proposed Development: Retention for the provision of a single-storey structure comprising of a storage facility, home office and home gym, ancillary to the use of the dwelling granted under Galway County Council planning reference number: 00/4863 and on increased site boundaries all at Derrydonnell North, Oranmore, County Galway.

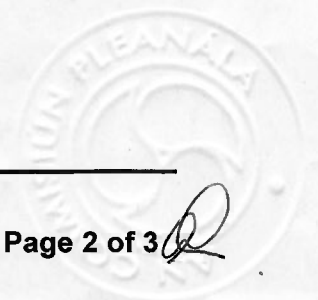
Decision

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





Reasons and Considerations

1. Having regard to the scale, design, and layout of the development proposed for retention, it is considered that the structure is presently designed for the provision of living accommodation and is over-scaled to be considered as ancillary to, or incidental to the enjoyment of, the host dwelling. Accordingly, having regard to the description of the development as submitted with this appeal and the actual structure as currently configured, it is considered that to permit the retention of this development as proposed would, be contrary to the proper planning and sustainable development of the area.
2. The Commission is not satisfied that the structure 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 is therefore prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.



3. The water supply serving the structure for which retention permission is sought has been achieved by means of modifying the water connection serving the parent dwelling. It is a requirement of Policy Objective WS 4 and Development Management Standard 36 of the Galway County Development Plan 2022- 2028 to liaise with Uisce Éireann where a new or modified connection to public water supply is required. In the absence of any evidence of liaison with Uisce Éireann, the development proposed for retention would be contrary to the said provisions of the Galway County Development Plan 2022-2028, would be prejudicial to the health of those persons using the structure, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 12th day of August 2025.