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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 25/60548**

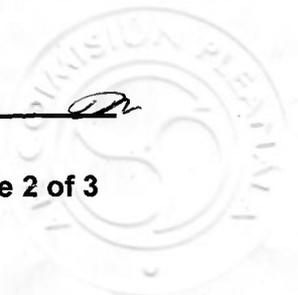
**Appeal** by Brian and Ann Gardiner care of Brendan McGrath of Riverstown Cottage, Corrofin, County Clare against the decision made on the 1<sup>st</sup> day of July, 2025 by Galway County Council to grant subject to conditions a permission to Flan Frawley care of Oliver Higgins Chartered Engineers of Carrowmoneash, Oranmore, County Galway.

**Proposed Development:** Reconstruction of Dalystown House. Dalystown House is designated as a protected structure on the record of protected structures (reference number 398). Permission is also sought for the decommissioning of an existing septic tank and provision of an effluent treatment system and all associated services for the proposed development. Permission is also sought for the demolition of an old structure/shack on the site. Permission is also sought for the retention of concrete block support walls over part of the ground floor level of the structure. These works serve to support the only remaining external wall of the structure. All other works previously carried out on this structure were carried out with the approval and aided by Galway County Council. These works included restorative works in the basement, the provision of a concrete slab at ground floor level and the

repair and rendering of a two-bay window of the existing rear wall, all at Dalystown Demesne, Kylebrack, Loughrea, County Galway.

## **Decision**

**REFUSE permission for the above development for the reasons and considerations set out below.**



## Reasons and Considerations

Having regard to the information submitted with the planning application and the appeal, it is considered that it has not been satisfactorily demonstrated that the proposed development and development proposed to be retained could be undertaken in a manner that would ensure an authentic reconstruction of Dalystown House (a protected structure (reference number 398)) and listed on the Sites and Monuments (reference number GA116-045) and that, by reason of insufficient information, it cannot be determined that the proposed works would be carried out in a manner that would protect, conserve and enhance the remaining character of the structure. It is considered that to permit the development in the absence of such deficiencies would be contrary to DM Standard 58 (Protected or Proposed Protected Structures) and DM Standard 59 (Architectural Heritage Assessment Report) of the Galway County Development Plan 2022-2028 and the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011) relating to such buildings. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

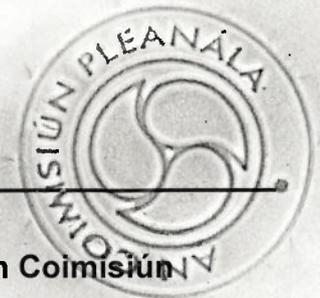


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**Declan Moore**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 17<sup>th</sup> day of DECEMBER 2025.