An Coimisiún Pleanála

Ordú ón gCoimisiún
Commission Order
PL-500092-GY-25

An tAcht um Pleanáil agus Forbairt, 2000, arna leasú

Planning and Development Act 2000, as amended

Údarás Pleanála: Comhairle Chontae na Gaillimhe

Planning Authority: Galway County Council

Uimhir Thagartha ar an gClár Pleanála: 25/90

Planning Register Reference Number: 25/90

Achomharc ó Sheosamh Ó Flaithbheartaigh in aghaidh an chinnidh a rinne Comhairle Chontae na Gaillimhe an 19 Meán Fómhair 2025 cead a dheonú, faoi réir coinníollacha, do Dún Aonghasa Tourism Services Teoranta i gcomhréir leis na pleananna agus na sonraí a taisceadh leis an gComhairle sin.

Forbairt Bheartaithe: 34 méadar cearnach d'fhoirgneamh an tábhairne atá ann cheana a scartáil agus síneadh 162 méadar cearnach a thógáil ar an taobh agus ar chúl chun cistin nua agus 'beár beag cluthar'/limistéar bia nua a chur ar fáil ar urlár na talún, mar aon le seomra bia méadaithe agus ardán mór/balcóin mhór nua lasmuigh ar an gcéad urlár. Athruithe inmheánacha ar an gcéad urlár agus ar urlár na talún chun seomra bia athchumraithe, saoráidí foirne, oifig agus spás ginearálta cúrsaíochta a chur ar fáil. Uasghrádú ar an gcóras cóireála fuíolluisce ar an láithreán. Na hoibreacha gaolmhara forbartha láithreáin go léir. Cead coinneála do sheomra caitheamh tobac

lasmuigh de chineál cábáin lomáin, 42 méadar cearnach, soir ón mórphuball, atá suite ar dheic ardaithe ag an leibhéal urláir chríochnaithe céanna leis an teach tábhairne agus leis an limistéar suí/bia lasmuigh atá tadhlach leis. Seomra príobháideach lasmuigh le haghaidh deochanna/imeachtaí, 15 méadar cearnach. Limistéar suí/bia lasmuigh ar ardán ardaithe ar an taobh thoir (chun tosaigh) den teach tábhairne atá ann cheana. Trí chuaille brataí ar thaobh an bhóthair ar an taobh thoir den láithreán, iad uile i gCill Rónáin, Inis Mór, Oileáin Árann, Contae na Gaillimhe.

Cinneadh

Cead a DHIÚLTÚ don fhorbairt bheartaithe thuas i gcomhréir leis na cúiseanna agus na cúinsí atá leagtha amach thíos.

Cúiseanna agus Cúinsí

Ní raibh an Coimisiún sásta gur léirigh an t-achomharcóir go mbeadh dálaí na talún ar an láthair in ann an t-eisilteach a ghinfeadh an fhorbairt bheartaithe a mhaolú agus a dhiúscairt go leordhóthanach, ar bhealach nach ndéanfadh difear do staid an screamhuisce sa cheantar ná don screamhuisce laistigh den Limistéar faoi Chaomhnú Speisialta. D'fhéadfadh an fuíolluisce agus an doirteadh difear a dhéanamh do bhaint amach chuspóirí na Treorach Réime maidir le hUisce agus d'fhéadfaidís meath a chur ar stádas na n-uiscí i gcomharsanacht na forbartha lena mbaineann. Níor soláthraíodh sna doiciméid atá os comhair an Choimisiúin an leibhéal mionsonraí is gá chun é sin a léiriú go soiléir. Dá bhrí sin, bheadh an fhorbairt bheartaithe contrártha le pleanáil chuí agus forbairt inbhuanaithe an cheantair.

Agus an cinneadh á dhéanamh aige gan glacadh le moladh an Chigire cead a dheonú, ní raibh an Coimisiún sásta gur léirigh an leibhéal mionsonraí a soláthraíodh sa Mheasúnú ar Thréithriú an Láithreáin a cuireadh isteach leis an iarratas nach ndéanfadh an fhorbairt bheartaithe difear don screamhuisce sa cheantar ná don screamhuisce laistigh den Limistéar faoi Chaomhnú Speisialta, agus measadh nach bhféadfaí aghaidh a thabhairt ar an gceist sin trí iarraidh ar fhaisnéis bhreise ná trí choinníoll.

Appeal by Seosamh Ó Flaitbheartaigh against the decision made on the 19th day of September, 2025 by Galway County Council to grant subject to conditions a permission to Dún Áonghasa Tourism Services Teoranta in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolish 34 square metres of existing pub building and construct 162-square-metre extension to the side and rear to provide a new kitchen and new 'snug bar'/dining at ground floor as well as an extended first floor dining room and new large external terrace/balcony at first floor. Internal alterations at first and ground floor to provide revised dining room, staff facilities, office and general circulation. Upgrade of on-site wastewater treatment system. All associated site development works. Retention of 42-square-metre external log cabin type smoking room at east of the marquee situated on raised decking at the same finished floor level as the pub and adjacent external seating/dining area. 15-square-metre external private drinks/event room. External seating/dining area on raised platform to east (front) of existing pub. Three number flagpoles at the eastern roadside of the site, all at Cill Rónáin, Inis Mór, Aran Islands, County Galway.

Decision

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

Reasons and Considerations

The Commission was not satisfied that the applicant has demonstrated that the in-situ ground conditions would be able to adequately attenuate and dispose of the effluent generated by the proposed development in a manner so as not to impact on the condition of ground waters locally and the groundwaters located within the Special Area of Conservation. The wastewater and the discharge have the potential to impact on the attainment of the objectives of the Water Framework Directive and may lead to a deterioration in status of waters local to the subject development. The level of detail required to clearly show this has not been provided for in the documents before the Commission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector recommendation to grant permission, the Commission were not satisfied that the level of detail provided in the Site Characterisation Assessment submitted with the application demonstrated that the groundwaters locally and groundwaters within the Special Area of Conservation would not be impacted by the proposed development and it was considered that this could not be addressed by a request for further information or condition.

Marie O'Connor

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Coimisinéir Pleanála den Coimisiún Pleanála atá údaraithe go cuí chun séala an Coimisiún a fhíordheimhniú	**Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.**

Dátaithe ar an 04 **lá seo de** Lunasa **2026**