

An  
Coimisiún  
Pleanála

Commission Order  
PL-500164-GY

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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 25/61119**

**APPEAL** by Tomas Halloran against the decision made on the 1<sup>st</sup> day of October, 2025 by Galway County Council to refuse permission for the proposed development.

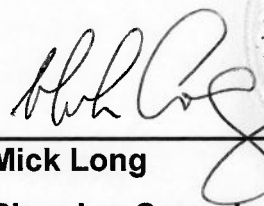
**Proposed Development:** The construction of a new dwellinghouse with a wastewater treatment system at Cloghbrack Middle, Clonbur, County Galway.

## **Decision**

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

## Reasons and Considerations

Policy Objective RH 9 of the Galway County Development Plan 2022-2028 requires new rural dwelling design to respect the character of existing places and fit appropriately into the landscape and policy objective LCM 1 seeks to preserve the character of the landscape. DM standard 8 requires dwelling design to be site specific design, sensitive to its surroundings and to visually integrate with the landscape, utilising natural features including existing contours and established field boundaries. Having regard to the specific elevated location of the site on the exposed southern shores of Lough Mask in an iconic and high sensitivity landscape, together with the proposed layout of the site requiring an excessive length driveway accessing the backland site, significant cut and fill requirements and removing field boundaries therefore artificially manipulating the sensitive landscape, it is considered that the proposed development would result in negative landscape and visual impacts contravening DM standard 8 and Policy Objectives RH 9, LCM 1 and PVSR 1 of the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

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

Dated this 11<sup>th</sup> day of April 2026.