



An
Coimisiún
Pleanála

Commission Order
PL-500337-GY

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 25/61371

Appeal by Robert Perry against the decision made on the 14th day of November, 2025 by Galway County Council to refuse permission.

Proposed Development: Construction of two warehouse units and two light industrial workshop units and completion of existing access roads and services to serve the proposed units (partially completed under previous approved planning register reference numbers 05/275 and 07/2542) and construction of effluent treatment system and percolation area and all associated works, all at Garranfrauns/Quinatagh, Dunmore, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the Galway County Development Plan 2022-2028, the scale and industrial nature of the proposed development on unzoned lands in a predominantly rural landscape, and noting, in particular, the availability of zoned employment lands identified elsewhere in the county for such uses, the Commission is not satisfied that the applicant has satisfactorily demonstrated that the proposed development would not be more appropriately accommodated on such zoned development lands. The proposed development would be contrary to Policy Objective CD 1 (Rural Enterprises), would be excessive in scale for the site and surroundings, would be visually out of character with the area, would fail to adequately respect the rural setting contrary to Policy Objective PM 10, and would fail to have a positive impact on the visual quality of the area contrary to Policy Objective PM 11 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the Galway County Development Plan 2022–2028, and noting the absence of a Traffic and Transport Assessment, Road Safety Audit, Mobility Management Plan and other detailed information demonstrating compliance with the Design Manual for Urban Roads and Streets and relevant development plan standards, together with the lack of specific information on the proposed end uses and associated traffic generation characteristics of the units, the Commission is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users on the R328. The proposed development would materially contravene Policy Objectives NNR 2, NNR 3 and NNR 7 and DM Standards 28 and 34 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the Galway County Development Plan 2022-2028 and the submitted Site Characterisation Form, the reported percolation results significantly outside the normal ranges, the trial hole photos suggesting saturated soil throughout the year, and evidence of a high water table on the site, the Commission is not satisfied that wastewater from the proposed development would be safely treated and disposed of on the site. The proposed development would be prejudicial to public health and contrary to Policy Objective WW6 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Having regard to the requirements of the Galway County Development Plan 2022-2028 and to the information received, particularly the failure to demonstrate the minimisation of areas of hardstanding on the site, and the satisfactory use of nature-based drainage measures, the Commission is not satisfied that the surface water generated on site can be satisfactorily attenuated and discharged to the adjoining drain. The proposed development would materially contravene Policy Objective WW 7 and would contravene DM Standard 67 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this *30th* day of *MARCH* 2026.