



An
Coimisiún
Pleanála

Commission Order
PL-500602-GY-26

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 25289

APPEAL by Muriel Sharpe against the decision made on the 15th day of December 2025 by Galway County Council to refuse permission.

Proposed Development: Permission to renovate and extend existing private dwelling house, install waste water treatment system and construct private garage/store to include all associated site works at Abbeypark, Clontuskert, Ballinasloe, County Galway.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Galway County Development Plan 2022-2028, in particular Policy Objective NNR1, which seeks to safeguard the capacity and safety of Restricted Regional Roads (as listed in Table 6.3) by restricting the intensification of existing accesses, and having regard to the location of the entrance to the proposed development directly onto the R355, a Restricted Regional Road, at a location where a speed limit of 80 km/h applies, it is considered that the proposed development, by reason of the intensification of use, would interfere with the unobstructed, safe and free flow of traffic on the adjoining regional route and, therefore, would not be compliant with Section 6.5.3.2 (Non-National Roads) or with Policy NNR1. The Commission further considered that because the proposed development, by reason of the intensification of use, would generate additional traffic turning movements on a regional road at a point where sightlines are restricted, the proposed development would endanger public safety by reason of traffic hazard, and would therefore be contrary to DM Standard 28 (Sight Distances Required for Access onto National, Regional, Local and Private Roads) and Table 15.3 (Sight Distances required for Access onto National, Regional and Local Roads). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


MaryRose McGovern

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

Dated this 28th day of April 2026