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

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 25/61629**

**APPEAL** by Helen Treanor against the decision made on the 9<sup>th</sup> day of January 2026 by Galway County Council to refuse permission.

**Proposed Development:** Retention permission for the provision of a single-storey modular home as a granny flat and ancillary to the use of the main dwelling, granted under planning reference number 00/4863, and on increased site boundaries, all in the townland of Derrydonnell North, Oranmore, County Galway.

## **Decision**

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

## Reasons and Considerations

1. The Commission is not satisfied, based on the discrepancies contained in the documentation submitted in support of the application and the appeal, in respect of the ownership and occupancy of the existing dwelling and the modular home proposed for retention that a need for the development has been substantiated. Furthermore, no consideration has been given to the adaptation of the existing large dwelling on the site to cater for family housing need in accordance with the provisions of Policy Objective RH12. It is considered, therefore, that that the development proposed for retention would be contrary to Policy Objective RH12 and DM Standard 5 of the Galway County Development Plan 2022 - 2028, would create a precedent for similar development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied that the modular home for which retention permission is sought is connected to an effluent treatment plant that has the benefit of planning permission and, therefore, the suitability of the site for the said existing treatment system has not been determined. The Commission cannot be satisfied that the development to be retained is compliant with Development Management Standard DM Standard 38: Effluent Treatment Plants in the Galway County Development Plan 2022 - 2028 which requires compliance with the Environmental Protection Agency's Wastewater Treatment Manuals and that requires that each dwelling be serviced by its own septic tank or treatment facility. It is considered that the retention of the development, as proposed, would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



*Marie O'Connor*

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**Marie O'Connor**

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

Dated this *06<sup>th</sup>* day of *May* 2026.