

Planning Ref. No.:	SC03/25 (ABP-322058-25)
Description of development:	Retention of (i) extension to existing workshop previously granted under 01/393, (ii) two new buildings operating as storage structures, and (iii) associated site works
Location:	Knockauntouk, Gort
Applicant(s) :	Colman Rock

In response to the letter received from An Coimisiún Pleanála the Planning Authority can advise the following as per the requirements of Section 177I(2) (a), (b), (c), (d) and (e).

177 (2) (a) information relating to development (including development other than the development which is the subject of the application for consent) carried out on the site where the development the subject of the application for consent is situated, and any application for permission made in relation to the site and the outcome of the application;

Please see below the relevant planning history on site as follows:

00/2292 - Martin McMahon was **granted permission** for the construction of housing development, septic tanks and percolation areas

01/393 - Coleman Rock was **granted permission** for the construction of dwellinghouse with septic tank and percolation area, and engineering workshop with toilet, septic tank & percolation area.

16/1020 - Coleman Rock was **granted permission** for 1) Elevation alterations and extension to dwelling house previously granted under 01/393 and 2) A domestic garage is being sought. Gross floor space House 38.07sqm, garage 205.8sqm.

16/834 - Coleman Rock was **refused permission** for Retention of (1) Extension to an existing engineering workshop previously granted under 01/393. (2) New building consisting of engineering workshop. (3) Storage structures and (4) Associated site work. Gross floor space of works to be retained 541sqm (workshop), 460sqm (storage structure). Permission Refused on 11/08/2016 by GCC. Application Appealed to An Bord Pleanála and was Refused by the Board on 19/01/2017.

18/905 - Coleman Rock - Extension to existing engineering workshop previously granted under 01/393, (2) new building consisting of engineering workshop, including processing ancillary to light engineering works, (3) storage structures and (4) associated site works. Gross floor space of work to be retained 541sqm and 460sqm – **Incomplete Application**

177 (2) (b) information relating to any warning letter, enforcement notice or proceedings relating to offences under this Act that relate to the applicant for substitute consent;

Enforcement Case EN 16/021 - On 25/02/2022 Enforcement Notice issued under section 154 of the Planning & Development Act 2000 (as amended).

177 (2) (c) information regarding the relevant provisions of the development plan and any local area plan as they affect the area of the site and the type of development concerned;

The Galway County Development Plan 2022 – 2028 is the relevant development plan pertaining to the subject lands. The site is located within an area designated as the Karst Landscape (high sensitivity). An Coimisiún Pleanála should have regard to the following, including but not limited to the policy objectives contained within:

- Chapter 3 - Placemaking, Regeneration & Urban Living
- Chapter 4 - Rural Living and Development
- Chapter 5 - Economic Development, Enterprise and Retail Development
- Chapter 6 - Transport and Movement
- Chapter 7 - Infrastructure, Utilities and Environmental Protection
- Chapter 8 - Tourism and Landscape
- Chapter 10 - Natural Heritage, Biodiversity and Green/Blue Infrastructure
- Chapter 14 - Climate Change, Energy and Renewable Resource
- RD 1 Rural Enterprise Potential
- RD 3 Assimilation of Buildings
- NR 3 Traffic and Transport Assessment (TTA) and Road Safety Audit (RSA)
- NNR 6 Transport and Traffic Assessments and Road Safety Audits
- WS 6 Water Framework Directive
- WS 7 Water Quality
- WW 7 Sustainable Drainage Systems
- WW 10 Surface Water Drainage
- WM 2 Requirements for Waste Management
- WM 3 Waste Recovery and Disposal Facilities
- WM 4 Waste Legalisation
- WM 5 Construction and Environmental Management Plans
- WM 6 Waste Management
- WM7 Recycling Infrastructure
- WM 8 Sustainable Waste Management Practices
- WM 9 Separate Collection of Waste
- AQ 1 Ambient Air Quality
- AQ 2 Assessment of Air Quality
- AQ 3 Air Quality Mitigation Measures
- NP3 Noise Impact Assessments
- NP 4 Noise Pollution and Regulation
- NP 5 Noise Mitigation Measures
- LCM 1 Preservation of Landscape Character
- LCM 2 Landscape Sensitivity Classification

- LCM 3 Landscape Sensitivity Ratings
- NHB 1 Natural Heritage and Biodiversity of Designated Sites, Habitats and Species
- NHB 3 Protection of European Sites
- NHB 5 Ecological Connectivity and Corridors
- TWHS 1 Trees, Hedgerows, Natural Boundaries and Stone Walls
- CC 4 Local Authority Climate Action Plan
- FL 6 Surface Water Drainage and Sustainable Drainage Systems (SuDs)

There is no Local Area Plan pertaining to the subject lands.

177 (2) (d) any information that the authority may have concerning—

- (i) **current, anticipated or previous significant effects on the environment, or on a European site associated with the development or the site where the development took place F853[or, where section 177E(2A)(b) applies, is proposed to take place] and, if relevant, the area surrounding or near the development or site, or**
- (ii) **any remedial measures recommended or undertaken;**

The development site is located within a 15km radius of the following Natura 2000 designations:

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
000252	Coole-Garryland Complex SAC	0	Habitats 3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 3180 Turloughs* 3270 Rivers with muddy banks with Chenopodion rubri p.p. and Bidention p.p. vegetation 5130 Juniperus communis formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 8240 Limestone pavements* 91J0 Taxus baccata woods of the British Isles* Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
001926	East Burren Complex SAC	980.14	Habitats 3140 Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
			3180 Turloughs* 3260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation 4060 Alpine and Boreal heaths 5130 Juniperus communis formations on heaths or calcareous grasslands 6130 Calaminarian grasslands of the Violetalia calaminariae 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 6510 Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis) 7210 Calcareous fens with Cladium mariscus and species of the Caricion davallianae* 7220 Petrifying springs with tufa formation (Cratoneurion)* 7230 Alkaline fens 8240 Limestone pavements* 8310 Caves not open to the public 91E0 Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)* Species 1065 Marsh Fritillary (<i>Euphydryas aurinia</i>) 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) 1355 Otter (<i>Lutra lutra</i>)
000238	Caherglassaun Turlough SAC	2671.93	Habitats 3180 Turloughs* 3270 Rivers with muddy banks with Chenopodion rubri p.p. and Bidetion p.p. vegetation Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
001321	Termon Lough SAC	3573.87	Habitats 3180 Turloughs*
002294	Cahermore Turlough SAC	4401.28	Habitats 3180 Turloughs*

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
000286	Kiltartan Cave (Coole) SAC	4568.96	Habitats 8310 Caves not open to the public Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
002295	Ballinduff Turlough SAC	5922.91	Habitats 3180 Turloughs*
000299	Lough Cutra SAC	6447.42	Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
002293	Carrowbaun, Newhall and Ballylee Turloughs SAC	6636.64	Habitats 3180 Turloughs*
002117	Lough Coy SAC	7676.66	Habitats 3180 Turloughs*
000268	Galway Bay Complex SAC	8030.25	Habitats 1140 Mudflats and sandflats not covered by seawater at low tide 1150 Coastal lagoons* 1160 Large shallow inlets and bays 1170 Reefs 1220 Perennial vegetation of stony banks 1230 Vegetated sea cliffs of the Atlantic and Baltic coasts 1310 Salicornia and other annuals colonising mud and sand 1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) 1410 Mediterranean salt meadows (<i>Juncetalia maritimi</i>) 3180 Turloughs* 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) 7210 Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> *

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
			7230 Alkaline fens 8240 Limestone pavements* Species 1355 Otter (<i>Lutra lutra</i>) 1365 Harbour Seal (<i>Phoca vitulina</i>)
002244	Ardrahan Grassland SAC	9090.58	Habitats 4060 Alpine and Boreal heaths 5130 Juniperus communis formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 8240 Limestone pavements*
000318	Peterswell Turlough SAC	9608.00	Habitats 3180 Turloughs* 3270 Rivers with muddy banks with Chenopodion rubri p.p. and Bidention p.p. vegetation
002317	Cregg House Stables, Crusheen SAC	9929.55	Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
002180	Gortacarnaun Wood SAC	10139.55	Habitats 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles
002181	Drummin Wood SAC	10211.23	Habitats 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles
000606	Lough Fingall Complex SAC	10232.96	Habitats 3180 Turloughs* 4060 Alpine and Boreal heaths 5130 Juniperus communis formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) 7210 Calcareous fens with Cladium mariscus and species of the Caricion davallianae*

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
			8240 Limestone pavements* Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
000019	Ballyogan Lough SAC	10406.30	Habitats 7210 Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> * 8240 Limestone pavements*
000057	Moyree River System SAC	10895.78	Habitats 3260 Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation 7230 Alkaline fens 8240 Limestone pavements* 8310 Caves not open to the public Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) 1355 Otter (<i>Lutra lutra</i>)
001285	Kiltiernan Turlough SAC	11026.41	Habitats 3180 Turloughs*
000242	Castletaylor Complex SAC	12120.34	Habitats 3180 Turloughs* 4060 Alpine and Boreal heaths 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) 8240 Limestone pavements*
000054	Moneen Mountain SAC	13272.75	Habitats 3180 Turloughs* 4060 Alpine and Boreal heaths 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
			7220 Petrifying springs with tufa formation (Cratoneurion)* 8240 Limestone pavements* Species 1065 Marsh Fritillary (<i>Euphydryas aurinia</i>) 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>)
000032	Dromore Woods and Loughs SAC	14361.27	Habitats 3150 Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation 6430 Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels 8240 Limestone pavements* Species 1303 Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) 1355 Otter (<i>Lutra lutra</i>)
SPAs			
004107	Coole-Garryland SPA	551.94	Birds A038 Whooper Swan (<i>Cygnus cygnus</i>)
004056	Lough Cutra SPA	6954.04	Birds A017 Cormorant (<i>Phalacrocorax carbo</i>)
004031	Inner Galway Bay SPA	8044.56	Birds A002 Black-throated Diver (<i>Gavia arctica</i>) A003 Great Northern Diver (<i>Gavia immer</i>) A017 Cormorant (<i>Phalacrocorax carbo</i>) A028 Grey Heron (<i>Ardea cinerea</i>) A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) A050 Wigeon (<i>Anas penelope</i>) A052 Teal (<i>Anas crecca</i>) A069 Red-breasted Merganser (<i>Mergus serrator</i>) A137 Ringed Plover (<i>Charadrius hiaticula</i>) A140 Golden Plover (<i>Pluvialis apricaria</i>) A142 Lapwing (<i>Vanellus vanellus</i>) A149 Dunlin (<i>Calidris alpina</i>) A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) A160 Curlew (<i>Numenius arquata</i>) A162 Redshank (<i>Tringa totanus</i>)

Site Code	Site Name	Distance To (m)	Qualifying Interests (* denotes a priority habitat)
			A169 Turnstone (<i>Arenaria interpres</i>) A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) A182 Common Gull (<i>Larus canus</i>) A191 Sandwich Tern (<i>Sterna sandvicensis</i>) A193 Common Tern (<i>Sterna hirundo</i>) Habitats Wetlands
004168	Slieve Aughty Mountains SPA	8369.98	Birds A082 Hen Harrier (<i>Circus cyaneus</i>) A098 Merlin (<i>Falco columbarius</i>)
004220	Corofin Wetlands SPA	13931.25	Birds A004 Little Grebe (<i>Tachybaptus ruficollis</i>) A038 Whooper Swan (<i>Cygnus cygnus</i>) A050 Wigeon (<i>Anas penelope</i>) A052 Teal (<i>Anas crecca</i>) A156 Black-tailed Godwit (<i>Limosa limosa</i>) Habitats Wetlands

See www.npws.ie for the conservation objectives and qualifying interests of the above listed sites.

Galway County Council note the Remedial Natura Impact Assessment (NIS) submitted as part of the application. As the competent authority for this application, An Coimisiún Pleanála should be satisfied that the development has demonstrated that it can be implemented without adverse effects on the integrity of the European Sites listed above.

An Coimisiún Pleanála are the competent authority with regard to assessing the requirement to carry out an Environmental Impact Assessment in accordance with EIA Directive 2011/92/EU as amended by EIA Directive 2014/52/EU and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 (as amended). Where An Coimisiún Pleanála are minded to grant permission, then they should be satisfied that the proposed development would not have a significant effect on the receiving environment.

177 (2) (e) the opinion, including reasons therefor, of the F854[chief executive] as to—

- (i) whether or not substitute consent should be granted for the development, and**
- (ii) the conditions, if any, that should be attached to any grant of substitute consent.**

Should An Coimisiún Pleanála be minded to grant permission for this proposal the Planning Authority request that the following conditions would be considered.

1. The development shall be carried out in accordance with the plans and particulars lodged with the application An Coimisiún Pleanála, except as may otherwise be required in order to comply with the following conditions.

Reason: - In the interest of clarity

2. The development here permitted shall be used solely as indicated in the documentation submitted An Coimisiún Pleanála and no intensification or change in use shall take place without the prior permission of the Planning authority whether or not such a change of use would otherwise constitute exempted development, as defined in the Planning Acts / Regulations.

Reason: - In the interest of securing the proper planning and sustainable development of the area.

3. The hours of operation shall be as follows, unless otherwise agreed in writing with the planning authority:
(a) Between 0800 hours and 1800 hours, Monday to Friday.
(b) Between 0800 hours and 1400 hours on Saturday. (c) The proposed development shall not operate on Sundays or public holidays.

Reason: In the interest of the amenities of the area.

4. The noise level generated by the development hereby permitted shall not exceed 45 dB(A) rated sound level at the nearest noise sensitive location as per the submitted 'NOISE ASSESSMENT FOR METAL FINISHING FACILITY IN KNOCKAUNATOUK, GORT, CO. GALWAY' or at any point along the boundary of the site between 07:00 and 19:00 hours, Monday to Friday inclusive, and shall not exceed 35 dB(A) at any other time.

Reason: To reduce or prevent the intrusion of noise (or vibration), in the interest of residential amenity.

5. No accumulation of waste material, debris, derelict vehicles or plant shall be permitted on the site. No goods raw materials or waste products shall be stored outside the building.

Reason: In the interest of proper planning and development and visual amenity.

6. a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage

Reason: In the interest of traffic safety and to prevent flooding or water pollution.

7. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason: In the interests of public and road safety and proper planning and development.

8. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001, as amended, shall be displayed or erected on the building or within the curtilage of the site without the agreement of the planning authority.

Reason: In the interest of visual amenity.

9. Sight distance triangles shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required.

Reason: In the interests of public and road safety and proper planning and development.

10. Standard ACP Development Contribution condition.

Reason: So that the Developer shall pay an equitable portion of the cost of the facilities that are provided or that will be provided by or on behalf of Galway County Council, which will facilitate the proposed development.

Ciara Cosgrave

Prepared By Ciara Cosgrave, A/Senior Executive Planner on the 14th July 2025