

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020242-25**  
**ABP-319498-24**

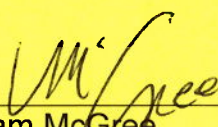
The submissions on this file and the Inspector's report were considered at a meeting held on 16/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Planning**

**Commissioner:**

**Date:** 16/07/2025

  
Liam McGree

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

1. Having regard to the Galway County Development Plan 2022-2028, to the location of the proposed development on lands zoned Residential (Phase 2) in the settlement of An Spidéal, as set out in the Volume II of the Development Plan, and to Policy Objective SGV 1 which requires that Residential (Phase 2) lands are generally not developable within the lifetime of the Development Plan, subject to specified exceptions (e.g. 50% of the lands in Residential (Phase 1) are committed to development), the Board is not satisfied that sufficient exceptional grounds have been presented demonstrating that the proposed

residential development should be considered on Residential (Phase 2) lands in An Spidéal at this time. The Board considers that the proposed development would, therefore, be contrary to the Land Use Zoning Objective R – Residential (Phase 2) of the An Spidéal Small Growth Village which forms part of Volume II of the Galway County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.