

An
Coimisiún
Pleanála

Direction
CD-020797-25
ABP-320605-24

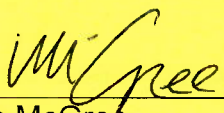
The submissions on this file and the Inspector's report were considered at a meeting held on 22/09/2025.

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

Planning

Commissioner:

Date: 25/09/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission considered that the existing structure on the subject site is not structurally sound, does not have the majority of its original features in place and therefore does not meet the definition of a derelict/semi derelict dwelling as defined at Policy Objective RH 7 (Renovation of Existing Derelict Dwelling) in the Galway County Development Plan 2022-2028. Therefore, the applicants are not exempted from the general requirement to establish a Rural Housing Need for the development of a dwelling in this rural Class 3 Landscape setting, as defined in the Galway County Development Plan 2022-2028, in accordance with the requirements of Policy Objective RH 4 (Rural Housing Zone 4 - Landscape Classification 2,3 and 4) of the Galway County Development Plan 2022-2028.

On the basis of information submitted in support of the subject application, the Commission concluded that the applicants, have failed to demonstrate any intrinsic links to the Aughrusmore area, which would constitute an economic or social need to live in a rural area, as required by the Galway County Development Plan 2022-2028 and the National Planning Framework, or a rural generated housing need that meets the parameters set within the Sustainable Rural Housing Guidelines 2005. It is therefore considered that the proposed development would contravene the settlement strategy set out in the Development Plan to strengthen and consolidate rural settlements, specifically Claddaghduff, as alternatives to encouraging rural housing in the open countryside, and that the proposed development would contravene policy objectives RH 4 and RH 7 of the Galway County Development Plan 2022-28 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission considered the other reasons for refusal as recommended by the Commissions Inspector, and those set out in the decision of the planning authority, but considered that these matters did not warrant further investigation or deliberation having regard to the substantive reason for refusal set out above.