



An
Coimisiún
Pleanála

Direction
CD-021085-25
ABP-321282-24

The submissions on this file and the Inspector's report were considered at a meeting held on 29/10/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 30/10/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Commission considered that the existing structure on the subject site 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 applicant must establish a Rural Housing Need for the development of a dwelling in a Class 4 Landscape setting, and within the designated Galway County Transport and Planning Study Area, which is subject to strong urban influence, in accordance with the requirements of Policy Objective RH 4 (Rural Housing Zone 4 - Landscape Classification 2,3 and 4) and RH 2 (Rural Housing Zone 2) 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 applicant has failed to demonstrate any intrinsic links to the Cluain Duibh 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 development would contravene the settlement strategy set out in the Development Plan to strengthen and consolidate rural settlements, as alternatives to encouraging rural housing in the open countryside, and that the proposed development would contravene policy objectives RH 2 and RH 4 of the Galway County Development Plan 2022-28 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity, layout and orientation of the subject development, in particular the new access and access road positioned along the northern boundary of the site, the development the subject of the retention application would result in a serious injury in terms of loss of privacy to the amenity of residents in the existing dwellinghouse to the north of the site. The development would therefore be contrary to the proper planning and sustainable development of the area.

Note

- i) The Commission noted the Inspector's concerns regarding the completeness of the submitted site layout drawing; however, given the substantive reasons for refusal the Commission decided not to seek further information at this time.
- ii) The Commission also noted from the site layout drawing that the sightline to the northeast may be impeded by features in the adjacent property to the northeast and outside the control of the applicant. Again, given the substantive reason for refusal the Commission decided not to pursue further information on this new issue at this time.