

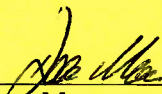
An  
Coimisiún  
Pleanála

**Direction**  
**CD-020066-25**  
**ABP-322025-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 26/06/2025.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
Declan Moore

**Date:** 27/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The site for the proposed development is classified as a rural settlement within Tier 7 of the Settlement Strategy as set out in the Galway County Development Plan 2022-2028. The site does not have the benefit of being located within any settlement boundary or having the benefit of a land use zoning objective, residential or otherwise. Having regard to the rural location of the site, it is considered that the proposed development would contravene the Settlement Strategy of the development plan and relevant policy objectives, specifically SS7 in relation to development in rural settlements and RC1 in relation to the sustainable, balanced and small-scale development within rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on the northern edge of a rural settlement, it is considered that the proposed development is more suburban than rural in layout and would therefore be out of character with the pattern of development envisaged for the area. The proposed development would constitute a substandard form of development and would, therefore, be contrary to the proper planning and sustainable development of the area.