



An
Coimisiún
Pleanála

Direction
CD-020285-25
ABP-322147-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

The Commission decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 23/07/2025

Mary Gurrie
Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The location of the proposed development is in an area subject to Policy Objectives RH2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1) and RH4 Rural Housing Zone 4 (Landscape Classification 2,3 and 4) as set out in the Galway County Development Plan 2022-2028. Having regard to Policy Objective RH13 of the Development Plan which aims to limit residential development on landholdings in Zones 1, 2 4 and 5 where there is a history of development

through the sale or development of sites, notwithstanding an applicant's compliance with the local need criteria, it is considered that, taken in conjunction with existing and permitted development in the vicinity of the site, the proposed development would consolidate and contribute to ribbon development and overspill from the urban area and the build-up of random suburban type development in this area under strong urban influence and would, therefore, be contrary to policy objective RH13. The proposed development would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within a landscape that is classified as Class 3-Special: High sensitivity to change in the Galway County Development Plan 2022-2028, where emphasis is placed on the importance of designing within the landscape and of siting of development to minimise visual intrusion as set out in the current Galway Rural Housing Design Guidelines. It is considered that, having regard to the topography of the site, the positioning of the dwelling within the site, and the removal and setting back of an extensive length of the front dry stone wall boundary, the proposed development would conflict with policy objectives LCM 1 and LCM 3, as set out in the Development Plan, in relation to preserving and enhancing the landscape character having regard to the landscape sensitivity ratings and classification. The proposed development would, therefore, militate against the preservation of the rural environment and would establish an undesirable precedent for the location of similar development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.