



An
Coimisiún
Pleanála

Direction
CD-021459-25
ACP-323387-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

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

Planning

Commissioner:

Date: 03/12/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located within Zone 1 - Metropolitan Area Strategic Plan (MASP) as indicated on Map 4.2 Rural Housing Policy of the Galway County Development Plan 2022-2028, an area under strong urban influence. The site is also within a sensitive landscape which is rated as 'Class 3 – Special: High Sensitivity to change'. Based on the information submitted with the planning application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for this location identified under Policy Objective RH 1, Rural Housing Zone 1 (Rural Metropolitan Area) and DM Standard 46 (Compliance with Landscape Sensitivity Designations), which provisions are considered to be reasonable.

Notwithstanding Policy Objective RH 18 (Lands in Family Ownership) of the development plan, the proposed development would be contrary to the rural housing policy of the development plan for this area, would contribute to an excessive density of suburban-type development in a rural area which would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission did not share the concerns regarding the site suitability for a domestic waste water treatment system and, therefore, did not adopt the Inspector's recommended refusal Reason Number 2.

(Direction to issue with Order.)