An Coimisiún Pleanála

Direction
CD-022643-26
ACP-324541-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06/11/2026.

The Commission decided to set aside the determination of the local authority and allow the appeal for the reasons and considerations set out in the inspector's report.

Reasons and Considerations

The lands identified as Parcel ID GCLA0001876 are located on lands zoned R" - Residential in the Galway City Development Plan 2023-2029 and are considered within scope of section 653B(a)(i). The lands are located within an established urban area. However, documentary evidence from UE indicates that access to the wastewater network is by means of an extension of c. 35 metres in order to access the network to the north of the site on Rockbarton Road.

Having regard to the land locked nature of the site and the necessity to access waste water services through third party lands both to the north and west of the site, in accordance with section 653B(b) of the Taxes Consolidation Act 1997, as amended, it is not reasonable to consider that the lands have access to public infrastructure and facilities necessary for dwellings to be developed.

In coming to its decision, the Commission also had regard to the judgments of the High Court [2026] IEHC 703 and [2026] IEHC 720.

Planning Commissioner: Paul Caprani **Date:** 06/11/2026