



An
Coimisiún
Pleanála

Commission Direction
CD-000177
PL-500148-GC

The submissions on this file and the Inspector's report were considered at a meeting held on 26 February 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

26th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site, on unzoned lands, as classified within the Galway City Development Plan 2023-2029, without access to the public sewer, and the close proximity to residential zoned lands where residential development is planned and provided for and can be serviced, it is considered that the proposed development would contribute to the encroachment of development

in an area that is not specifically designated for residential development and would provide for unsustainable, piecemeal, isolated and haphazard development. The proposed development would, therefore, be contrary to Policy 3.5 (Sustainable Neighbourhoods: Established Suburbs) of the Galway City Development Plan 2023-2029, in relation to promoting compact growth and the facilitation and consolidation of existing residential development, to National Policy Objectives 4, 7 and 8 within the National Planning Framework (as revised 2025), and to Regional Policy Objective 3.6.2 within the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Region 2020, in terms of targeting 40-50% of all new homes and population growth within the cities and designated suburbs of the five cities, including Galway City.

2. The key priorities for city and metropolitan growth are set out within Section 3.3.1 of the 'Sustainable Residential Development and Compact Settlements-Guidelines for Planning Authorities' issued by the Department of Housing, Local Government Heritage (2024), which recommends a sequential and co-ordinated approach to residential development, whereby zoned, serviced lands should be developed in advance of unzoned lands so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure, and where undeveloped zoned lands closest to the core and public transport routes be given preference. Given the unzoned nature of the subject site, as set out in the development plan, it is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development, and not in accordance with the orderly expansion of the settlement. Having regard to the absence of pedestrian linkage, the excessive walking distance to the city centre of Galway, the absence of public transport in the immediate vicinity of

the site to the city centre, and the absence of social and community facilities in the area, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the key priorities as set out within Section 3.3.1 of the 'Sustainable Residential Development and Compact Settlements-Guidelines for Planning Authorities' and to the proper planning and sustainable development of the area.