

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 24/60046**

**APPEAL** by Baile Éamoinn Teoranta care of MKO of Tuam Road, Galway against the decision made on the 13<sup>th</sup> day of March, 2024 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Amendments to the approved layout and provision of six number residential units already permitted in application planning reference number 17/1618; ABP-309753-21 and associated road upgrade works approved under planning reference number 21/2211. The proposed changes will provide a sustainable and accessible living standard for residents in accordance with new standards imposed by the Building Regulations 2023, and new development management standards imposed by the new Galway County Development Plan 2022-2028. The subject site area extends to 27,292.2 square metres. The proposed amendments to the development include: eight number two-storey, two-bed units; three number bungalow style, two-bed units and two number public open spaces totalling 530 square metres. Amendments to one number approved pedestrian and vehicular accessways onto the Baile Eamoinn Road permitted under planning reference number 17/1618; ABP-309753-21. Amendments to one number approved pedestrian and vehicular accessways onto the Spiddal Link Road permitted under planning reference number 21/2211 and needed to comply with the road network redesign approved by Galway County Council under planning reference number 21/2211. Amendments to car and bicycle parking, site

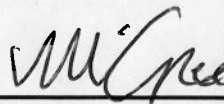
site services, site landscaping and all associated site works on a site, located to the north-west of Baile Eamon Road, in the townland of An Spidéal Thiar (Spiddal West), County Galway.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the Galway County Development Plan 2022-2028, to the location of the proposed development on lands zoned Residential (Phase 2) in the settlement of An Spidéal, as set out in the Volume II of the Development Plan, and to Policy Objective SGV 1 which requires that Residential (Phase 2) lands are generally not developable within the lifetime of the Development Plan, subject to specified exceptions (e.g. 50% of the lands in Residential (Phase 1) are committed to development), the Board is not satisfied that sufficient exceptional grounds have been presented demonstrating that the proposed residential development should be considered on Residential (Phase 2) lands in An Spidéal at this time. The Board considers that the proposed development would, therefore, be contrary to the Land Use Zoning Objective R – Residential (Phase 2) of the An Spidéal Small Growth Village which forms part of Volume II of the Galway County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

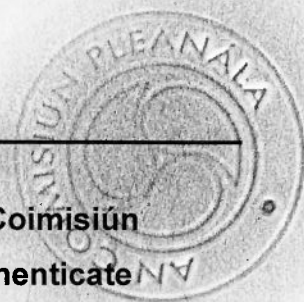


**Liam McGree**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 17<sup>th</sup> day of JUL 2025.