



An
Coimisiún
Pleanála

Commission Order

ABP-322025-25

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 24/61691

Appeal by Eleanor Sheridan care of The Planning Partnership of Chapel Street, Castlebar, County Mayo against the decision made on the 12th day of February, 2025 by Galway County Council to refuse permission.

Proposed Development: Construction of a housing development with a total of 23 number dwellings in semi-detached, terrace, apartment and duplex configurations, consisting of two number four-bed semi-detached houses, two number three-bed semi-detached houses, three number four-bed terrace houses, four number three-bed terrace houses, five number three-bed duplex units, four number one-bed apartments and three number three-bed apartments. Associated development works, including the extension and upgrade of granted pedestrian and vehicular access under planning register reference number 21/617, all hard and soft landscaping, internal roads and footpaths, cycle and car parking, public and private amenities and open spaces, boundary treatments, public lighting, and all other ancillary works above and below ground, including connections to water supply, surface water infrastructure, wastewater infrastructure and utilities, all at Milltown, Tuam, County Galway.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The site of the proposed development is classified as a rural settlement within Tier 7 of the Settlement Strategy as set out in the Galway County Development Plan 2022-2028. The site does not have the benefit of being located within any settlement boundary or having the benefit of a land use zoning objective, residential or otherwise. Having regard to the rural location of the site, it is considered that the proposed development would contravene the Settlement Strategy of the development plan and relevant policy objectives, specifically SS7 in relation to development in rural settlements and RC1 in relation to the sustainable, balanced and small-scale development within rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on the northern edge of a rural settlement, it is considered that the proposed development is more suburban than rural in layout and would be out of character with the pattern of development envisaged for the area. The proposed development would constitute a substandard form of development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 27th day of JUNE 2025.