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**Planning and Development Act 2000, as amended**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2560680**

**APPEAL** by Kian Campbell care of Sean Rankin of 25 Sylvan Avenue, Fairlands Park, Newcastle, Galway against the decision made on the 24<sup>th</sup> day of July 2025, by Galway County Council to refuse outline permission for the proposed development.

**Proposed Development:** Outline permission a dwelling house, septic tank/effluent treatment system and percolation area/polishing filter and all associated services at Gortatleva, Bushypark, County Galway.

## **Decision**

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

## **Reasons and Considerations**

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

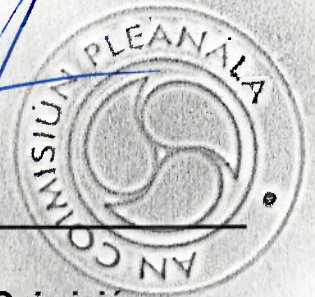
3 – Special: High Sensitivity to change'. Based on the information submitted with the planning application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for this location identified under Policy Objective RH 1, Rural Housing Zone 1 (Rural 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.

Having regard to the second ground for refusal raised by the Planning Inspector, 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.



**Tom Rabbette**

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



Dated this 4<sup>th</sup> day of Dec. 2025.