



An
Coimisiún
Pleanála

Commission Order
PL-500148-GC

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2560233

APPEAL by Robert O'Reilly against the decision made on the 30th day of September 2025, by Galway City Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwelling house, domestic garage, on-site wastewater treatment system along with all associated site works at Ballyloughane, Renmore, County Galway.

Decision

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

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.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *27th* day of *February* 2026.

