Claregalway GALABCMA016

A 2.91 hectare site zoned new/proposed residential (Residential Phase 1 (R1)), on the 2026 zoned-land tax map, outside the mapped flood zones. No planning applications on the site and 20 within 300 m are in the national planning dataset.

Galway County Council · 2.91 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-GALABCMA016, version 1 · 2026-11-25 · Site planning report · Siteline

Sample report. Built automatically from public data on 2026-11-25; a person checks every paid report before it's sent.

At a glance

Straightforward

Nothing in the public record stands in the way of a housing scheme; the usual checks still apply.

Site	Homes	Land value	New homes nearby	Council decisions
2.91 ha	**about 69**	**€3.5m**	**€461k**	**7.9 weeks**
7.2 acres	estimate, range 47–93	an indication; €483k an acre, range €495k to €6.5m	median incl. VAT, H91 Galway; 465 sales	median; 37% took over 10 weeks

Worth checking

Permission. No permission on the site: a full application is needed.

Protected habitats. Lough Corrib SAC is about 918 m away: Appropriate Assessment screening.

Ground and surroundings. High radon area: new homes need a radon membrane and sump, a build cost rather than a planning issue.

Water and services. Water and wastewater capacity isn't public in a re-usable form: ask Uisce Éireann.

No concerns

Zoning, flood, heritage and archaeology, and homes and value.

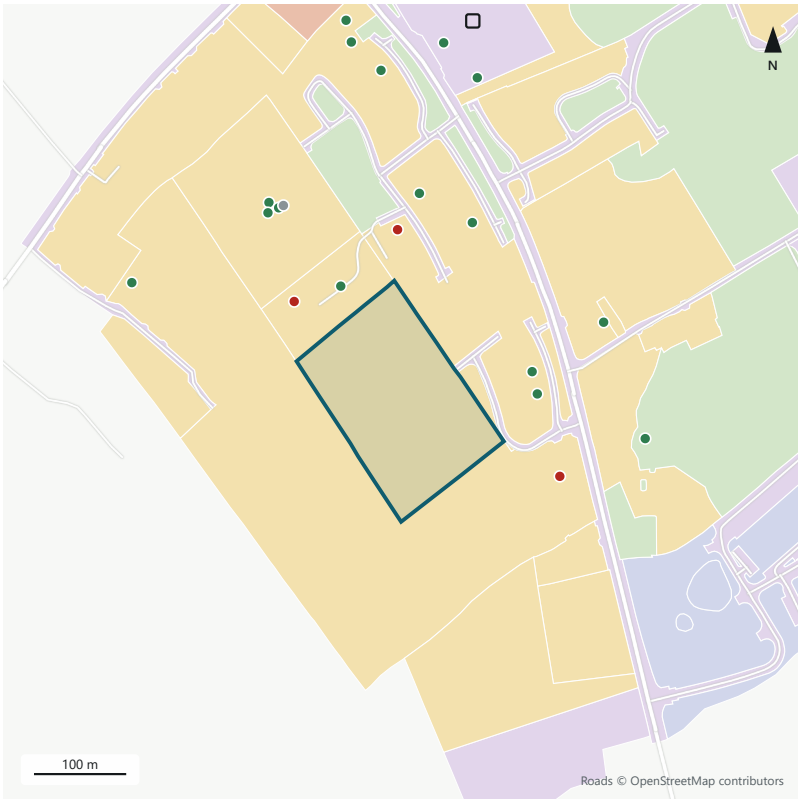
Top risks and next steps

1. **Protected habitats.** Commission an Appropriate Assessment screening report. · You
2. **Permission.** Book a pre-application meeting with the council. · You
3. **Ground and surroundings.** Allow for radon measures (Technical Guidance Document C). · Your builder
4. **Water and services.** Make a pre-connection enquiry for a Confirmation of Feasibility. · Uisce Éireann

20 facts read from public records, 2 estimates, 1 to confirm by hand. The outlook sums up constraints in the public record; it doesn't predict a planning decision. Money figures are indications, not a valuation.

What this means	Housing is the zoned use (Residential Phase 1 (R1)).
	There's no permission on the site, so any scheme needs a full planning application.
	The owner pays 3% of the land's value every year while it's on the zoned-land tax map. That cost can make an owner keener to sell or build.
	Lough Corrib SAC is about 918 m away. Expect Appropriate Assessment screening; if it can't rule out effects, a Natura Impact Statement is needed.
	In Galway County Council, 37% of housing applications take more than ten weeks, usually because of a further-information request. Allow for that in the timeline.
	6 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 3 granted, 3 refused, after 2 appeals. That refusal rate is high: read the reasons.
	The site is in a high radon area. New homes need a radon membrane and sump: a modest build cost, not a planning problem.
	New homes in H91 Galway sold for a median €461k including VAT over 12 months to September 2026 (465 sales), up 10% on a year earlier.
	For about 69 homes, the land value works out at about €3.5m (€483k an acre), between €495k and €6.5m if prices or costs move 10%. An indication, not a valuation.

The site and what's around it



- The site
- Residential zoning
- Town centre or mixed use
- Open space, amenity or agriculture
- Business or industry
- Community, utilities or infrastructure
- Flood zone A or B
- Monument zone of notification
- Heritage inventory building
- Recorded monument
- School
- Railway station
- Application granted
- Application refused
- Not decided, withdrawn or invalid

Zoning

Plan	Zone in the plan	Type	Share of site	Description
Galway County Development Plan 2022-2028	Residential (Phase 1)	New/proposed residential	100%	To protect, provide and improve residential areas within the lifetime of this plan

Residential Phase 1 (R1): To protect, provide and improve residential amenity areas within the lifetime of this plan (specific objective, from the 2026 zoned-land tax map)

Zoning comes from the Department of Housing's national zoning map (myplan.ie), which puts each council's plan into common types. Galway County Council's own plan is the legal source (plan document); check it, and any later variation, before relying on the zoning.

Planning route

What a housing scheme of the estimated size would go through here.

Which law applies
Applications lodged up to 25 November 2026 are decided under the Planning and Development Act 2000. From 26 November 2026 the Planning and Development Act 2024 applies.

Pre-application consultation
Ask the council for a pre-application meeting before designing the scheme. It's free, and the planner will say what the council expects on density, access and layout.

Part V social and affordable housing
About 14 of the estimated 69 homes (20%) would go to the council for social and affordable housing, at least half of them social. The council pays for them; agree the details before applying.

Environmental impact assessment
Below 250 homes and 5 ha, only a preliminary examination is needed, under the draft 2026 regulations.

Appropriate assessment Applies
A protected habitat is within 2 km, so an Appropriate Assessment screening report is needed; if effects can't be ruled out, a Natura Impact Statement.

Water and wastewater
Make a pre-connection enquiry to Uisce Éireann for a Confirmation of Feasibility. Councils expect it with housing applications, and it's the only reliable check on capacity.

Development contributions
The council charges development contributions under its own scheme; check its current rates. The Department's cost example allows about €13,300 a home for contributions, connection charges and fees.

Housing permissions within 2 km

6 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 3 granted, 3 refused; median decision time 17.9 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
2461773	2024-12	62	22.2	for: construction of 62 no. residential units comprising of: 25 no. 3 bedroom 2 storey terraced houses (Type A & Type D blocks), 6 no. 3 bedroom 2 sto…	Granted	27.1 likely FI	0.2 km
2460693	2024-06	64	24.1	for: (i) construction of a residential development of 64 no. units (38 no. three-bed units and 26 no. two-bed units) comprising dwellings and duplex u…	Refused Refused on appeal, Apr 2025	7.7	0.7 km
2460083	2024-01	74	26.4	for development at a site which extends to 2.8 hectares. The development will consist of the following: 1. The construction of 74 no. residential unit…	Granted	7.9	0.1 km

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks	Away
2361411	2023-11	14	36.4	for the construction of a residential development comprising 14 no. units. The development will consist of: • 6 no. 3 bed semi-detached (2 storey) hou…	Granted	21.6 likely FI	0.2 km
2260312	2022-04	12	25.3	1.The construction of 12 no. residential units. These units will consist of: 2 no. 4 bedroom 2 storey detached houses, 2 no. 4 bedroom 2 storey semi-d…	Refused Refused on appeal, Dec 2023	17.9 likely FI	0.1 km
22130	2022-02	64	28.9	for 64 no. residential units, comprising of 32 no. 3 bedroom semi-detached dwellings, 27 no. 3 bedroom terraced dwellings, 5 no. 3 bedroom detached dw…	Refused	7.4	0.6 km

Homes are the larger of the recorded number and the number in the description. "Per ha" is homes per hectare of the recorded site area. The decision is the final one: where a scheme was appealed, An Coimisiún Pleanála's.

Planning history on the site

Ref	Received	Proposal	Decision	Weeks	Distance
None found.					

Within 300 m

Ref	Received	Proposal	Decision	Weeks	Distance
2561785	2025-12-04	for change of use from the existing crèche and apartment (previous planning reference number 04/1202) to two semi-detached houses and all ancillary site works	REFUSED	34 likely FI	55 m
2561079	2025-08-07	of an attic conversion as habitable space	CONDITIONAL	6.7	59 m

Ref	Received	Proposal	Decision	Weeks	Distance
2560252	2025-03-11	for an amendment of An Móinéar Buí housing development as permitted under Pl. Ref. 24/60083. The proposed amendments consist of the following: Relocation of the permitted pedestrian connectivity infrastructure (2m wide) ...	CONDITIONAL	5.3	152 m
2461773	2024-12-19	for: construction of 62 no. residential units comprising of: 25 no. 3 bedroom 2 storey terraced houses (Type A & Type D blocks), 6 no. 3 bedroom 2 storey semi-detached houses (Type C blocks), 3 no. 2 bedroom 2 storey ter...	CONDITIONAL	27.1 likely FI	153 m
2461652	2024-12-04	for the amendment to An Móinéar Buí housing development as permitted under Pl. Ref. 24/60083. The proposed development consists of the following: 1. Amendments to the boundary treatment scheme of the residential developm...	CONDITIONAL	8	144 m
2460083	2024-01-26	for development at a site which extends to 2.8 hectares. The development will consist of the following: 1. The construction of 74 no. residential units comprising: a. 6 no. one-bed apartments, b. 7 no. two-bed apartments...	CONDITIONAL	7.9	141 m
2361411	2023-11-24	for the construction of a residential development comprising 14 no. units. The development will consist of: • 6 no. 3 bed semi-detached (2 storey) houses, • 8 no. apartment units, comprising of 4 no. 1 bed ground floor u...	CONDITIONAL	21.6 likely FI	162 m
2360973	2023-08-18	for the provision of a timber shed structure in the rear garden area of the dwelling	CONDITIONAL	5.9	106 m
2360403	2023-04-20	for development at a site which extends to 2.86 hectares consisting of the following: 1. The construction of 75 no. residential units comprising: a) 6 no. one-bed apartments, b) 7 no. two-bed apartments, c) 19 no. three-...	N/A		139 m

Ref	Received	Proposal	Decision	Weeks	Distance
2260312	2022-04-01	1.The construction of 12 no. residential units. These units will consist of: 2 no. 4 bedroom 2 storey detached houses, 2 no. 4 bedroom 2 storey semi-detached houses, 4 no. 3 bedroomed 2 storey terraced houses and 4 no. 2...	REFUSED Refused on appeal, Dec 2023	17.9 likely FI	72 m
21297	2021-03-04	to convert attic to habitable space. Gross floor space of proposed works: 38.5 sqm	CONDITIONAL	7.6	68 m
2118	2021-01-13	for the construction of a dwelling house, domestic garage, connection to existing services and all associated site works. Gross floor space of proposed works: House: 207.4 sqm, Garage: 39 sqm	REFUSED	7.9	52 m
20640	2020-05-26	for permission for one existing classroom in the school to be used as a Before and After School Service. Gross floor space of proposed works; 96.6sqm	CONDITIONAL	7.9	238 m
203	2020-01-02	of dwelling granted under ref: 3338 on revised boundaries, along with revisions to dwelling to include, attic conversion, extension to rear with minor variations to elevations with all associated site works & connection ...	CONDITIONAL	12.1 likely FI	287 m
191666	2019-10-25	of minor variations to an existing 2-storey dwelling house as constructed, and all associated site development works, previous planning reference no. 04/1054 and no. 09/604 at Site No. 8, Sli na Bhradain. Gross floor spa...	CONDITIONAL	7.6	263 m
181387	2018-10-03	of an attic conversion at 5 Slí an Bhraidain. Gross floor space of work to be retained 34.5 sqm.	CONDITIONAL	7.7	229 m
181053	2018-07-26	to the grant of outline permission (Pl. Ref. No. 10/791) is sought to construct a dwelling house, domestic garage, septic tank with ancillary effluent treatment plant and all associated site services (Gross floor space 1...	CONDITIONAL	7.7	198 m

Ref	Received	Proposal	Decision	Weeks	Distance
18859	2018-06-22	to convert attic to habitable space. Gross floor space of proposed works 20.38 sqm.	● CONDITIONAL	7.6	99 m
171059	2017-07-19	to construct a single storey 6 Classroom standalone block with ancillary SET rooms to the northern end of existing school property with connections to services and all other associated site works. Gross floor space of pr…	● CONDITIONAL	7	264 m
17672	2017-05-12	for the construction of 14 single storey Sheltered Housing Units (first floor of 81.58sqm per unit) and for the construction of a single storey Day Care Centre (floor area of 296.38sqm) including access road, car parking…	● CONDITIONAL	7.9	32 m

Of the 19 nearby applications with a decision, 16 were granted (84%) and 3 refused. "Likely FI" marks a decision that took more than ten weeks, which almost always means the council asked for further information. Across Galway County Council, 37.2% of housing applications decided in 2022-2025 took more than ten weeks, which usually means a further-information request. 37.5% were refused, and the median decision took 7.9 weeks.

Homes and money

At 25–40 homes a hectare (Small or medium town (1,500-5,000 people), edge), and with 65–80% of the site usable for homes once roads and open space are allowed for, the site could take about **47–93 homes**, 69 in the middle. The range comes from the national guidelines' range for this kind of town (Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of Housing, January 2024, Tables 3.1-3.7).

For comparison, 3 housing permissions within 2 km had a median density of **26.4 homes a hectare** (gross site area).

Local prices

New homes (median, including VAT)	€461k	465 sales; up 10% on a year earlier
Existing homes (median)	€403k	1,072 sales; up 7% on a year earlier
New homes, Galway County (2025)	€430k	existing €316k; 281 new sales

H91 Galway, 12 months to September 2026. Area chosen by: Eircode area most used in Property Price Register addresses for the town. Source: CSO Residential Property Price Index (CC BY 4.0), from stamp duty returns; sales are household purchases (CSO HPM04). A median of fewer than 30 new-home sales isn't used to value land.

Indicative land value

What a builder could pay for the land and still cover costs and a normal profit. This is the "residual" method.

Homes	69	55 sold on the open market, 14 to the council under Part V
Sales value	€26.2m	open-market homes at €406k each without VAT (€461k including 13.5% VAT); Part V homes at cost
Building and development costs	−€19.0m	€276k a home: house, site works, roads and services, contributions and connections, fees, sales and finance
Builder's profit	−€3.4m	15% of all costs, including the land
Stamp duty on the land	−€261k	7.5% of the land price
Land value	**€3.5m**	**€1.2m a hectare · €483k an acre**

If prices or costs move

	Costs −10%	Costs as above	Costs +10%
Prices −10%	€2.8m	€1.7m	€495k
Prices as above	€4.7m	**€3.5m**	€2.3m
Prices +10%	€6.5m	€5.3m	€4.1m

An indication for a first look, not a valuation: a quantity surveyor and a valuer should test it before you bid. At these costs a scheme breaks even, with nothing left for the land, when new homes sell for about €372k including VAT. Costs are the Department of Housing's Cork example for a 110 m² three-bed semi (Q1 2025 prices; Insights into Total Development Costs 2025, Department of Housing (prepared by Mitchell McDermott, December 2025; costs at Q1 2025)). Prices are CSO medians for all new homes in the area, houses and apartments, with VAT removed. Part V homes are counted at cost, a simplification.

Constraints checked

Constraint	Result	Nearest
Flood Zone A (Galway County Development Plan 2022-2028)	None within 100 m	—
Flood Zone B (Galway County Development Plan 2022-2028)	None within 100 m	—
Heritage buildings (national inventory)	None within 250 m	—
Recorded monuments	None within 250 m	—
Monument zone of notification	None within 100 m	—
Special Area of Conservation	1 within 2,000 m Lough Corrib SAC	918 m
Special Protection Area (birds)	None within 2,000 m	—

Ground and surroundings

Radon	High radon area	New homes need a radon membrane and sump (Building Regulations, Technical Guidance Document C).
Groundwater vulnerability	Extreme	Matters if the scheme needs its own wastewater treatment; on mains drainage it rarely does.
Landslide susceptibility	Low	From the GSI's national map, at 1:50,000.

Licensed facilities and closed landfills within 500 m (EPA)

- None within 500 m.

Schools and transport within 2 km

- Nearest schools: Claregalway National School (294 m); Claregalway Educate Together (434 m); Coláiste Bhaile Chláir (471 m)
- Bus stops within 500 m: 0 (nearest 835 m)

Water and wastewater

Uisce Éireann publishes capacity registers for every town, but its terms don't allow them to be reproduced, so they aren't summarised here. Look up the town on the capacity registers, and make a pre-connection enquiry for a Confirmation of Feasibility.

Route forward

From now to starting on site takes about **26–48 weeks** (roughly 6–11 months) if there's no appeal. Indicative; each step's range is shown, darker for the quicker end.

Pre-application meeting
Request it early; councils book them weeks ahead.

4–8 wk

Surveys, design and reports
Topographical survey, design, and any reports the route needs.

8–16 wk

Council decision
8 weeks by law; at Galway County Council, 37% of housing decisions took over 10 weeks, usually because of a further-information request.

8–16 wk

Appeal period
Anyone can appeal within 4 weeks of the decision; an appeal adds months.

4 wk

Commencement notice
Lodged at least 14 days before work starts.

2–4 wk

Next steps

1. **You:** Commission an Appropriate Assessment screening report.
2. **You:** Book a pre-application meeting with the council.
3. **Your builder:** Allow for radon measures (Technical Guidance Document C).
4. **Uisce Éireann:** Make a pre-connection enquiry for a Confirmation of Feasibility.

Re-check before you bid: the planning data (weekly), the zoned-land tax map (each February), and any permission's expiry date in the council's file.

Questions to ask

The vendor or agent

- Can you send the folio and title plan (Tailte Éireann Land Registry, landdirect.ie)? Are there rights of way, wayleaves, or pipes and cables crossing the site?
- Has the owner made a rezoning request or a submission on the zoned-land tax map?

Your architect or engineer

- Does a scheme of 47–93 homes work, given access, open space, Part V and any buffers?
- Do we need Appropriate Assessment screening, and what will it cost?
- Is radon protection (Technical Guidance Document C) allowed for in the build cost?
- Do our own build costs and sale prices support the indicative land value in this report?

The council

- Would the council support about 69 homes here, and how would it want Part V delivered?
- Can we have a pre-application meeting before we submit?

Uisce Éireann

- Is there water and wastewater capacity for 69 homes? (A pre-connection enquiry gets a Confirmation of Feasibility.)

Sources

- Council boundaries: National Statutory Boundaries 2026 (Tailte Éireann, CC BY 4.0)
- Zoned-land tax: Final Map for 2026 (Department of Housing, CC BY 4.0) (updated 2026-02-06)
- Zoning: Generalised Zoning Types, current plans (Department of Housing, myplan.ie, CC BY-SA 4.0): Galway County Development Plan 2022-2028, uploaded 2025-10-02
- Planning applications: National Planning Applications (Department of Housing, CC BY 4.0) (latest application for this council in the data: 2026-11-20)
- Appeals: cases since 2016 (An Coimisiún Pleanála, CC BY 4.0) (checked 2026-11-25)
- Building started and finished: commencement notices and completion certificates (National Building Control Office, CC BY 4.0) (updated 2026-11-25)
- Heritage buildings: National Inventory of Architectural Heritage (Department of Housing, CC BY 4.0) (updated 2025-04-03)
- Recorded monuments and zones of notification: Sites and Monuments Record (National Monuments Service, CC BY 4.0) (updated 2026-06-04)
- Special Areas of Conservation and Special Protection Areas (EPA, from NPWS boundaries) (checked 2026-11-25)
- Flood zones A and B: Galway County Development Plan 2022-2028 (Galway County Council open data, CC BY 4.0) (flood zone A updated 2022-11-09; flood zone B updated 2022-11-09)
- Town names: Census 2022 built-up areas (CSO, CC BY 4.0)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of Housing, January 2024, Tables 3.1-3.7

- Prices: CSO Residential Property Price Index, tables HPM08 and HPA05 (CC BY 4.0) (12 months to September 2026)
- Eircode area matching: Property Price Register (Property Services Regulatory Authority, re-used under its terms)
- Build and development costs: Insights into Total Development Costs 2025 (Department of Housing) (Q1 2025 costs)
- Radon: EPA high radon areas (CC BY 4.0)
- Groundwater vulnerability and landslide susceptibility: Geological Survey Ireland (CC BY 4.0)
- Licensed facilities, quarries and closed landfills: EPA (CC BY 4.0) (checked 2026-11-25)
- Roads, schools and stations: OpenStreetMap contributors (ODbL) (retrieved 2026-11-21)

Report SR-20261125-GALABCMA016, version 1. Not yet checked. Prepared by Siteline (hello@sitelineplanning.ie). Siteline is a business name of Nathan Brosnan, sole trader, Cork.

This report compiles public information about the site. It isn't planning, legal or valuation advice and doesn't predict a planning decision. Check anything you rely on with the council and your own professionals. Map data is indicative; boundaries come from published map layers, not a survey.