



An  
Bord  
Pleanála

**Board Direction**  
**BD-004965-20**  
**ABP-305409-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2020.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within a rural area under strong urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant, has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the applicant had demonstrated a strong local connection and that on this basis that the Inspector was satisfied that the applicant was in compliance with the provisions of the Galway County Development Plan, 2015-2021. However, the board took into account the applicant's proposed place of employment and did not consider that the applicant had demonstrated an economic or social need to live in this rural area in compliance with National Policy Objective 19 of the National Planning Framework (February 2018). The Board considered therefore, that the proposed development was not in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/01/2020

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Maria FitzGerald