



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/434

APPEAL by Patrick Sheridan of Laghtonora, Tiaquin, Colemanstown, Ballinasloe, County Galway against the decision made on the 23rd day of August, 2019 by Galway County Council to grant subject to conditions a permission to John Langan care of Aidan Doyle of Colemanstown, Ballinasloe, County Galway.

Proposed Development: Construction of a single storey dwellinghouse, garage, treatment system and percolation area. Gross floor space of proposed works: 226 square metres, at Laghtonora, Cuddoo, Ballinasloe, County Galway.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.