



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 20/60

APPEAL by Andrea Confortini, Architect of Baile Eamonn, Spiddal, County Galway and by Dympna Hume of Carraig, Baile Eamonn, Spiddal, County Galway against the decision made on the 27th day of April, 2020 by Galway County Council to grant subject to conditions a permission to Rachel Ní Eidhin care of Michael C. Walshe Architects of Derryloughane West, Spiddal, County Galway.

Proposed Development: Teach cónaithe a thógail, ina mbeidh seomraí agus fuinneoga sa díon, maraon le garáiste, coras séarachais, seirbhísí agus oibreacha talamh a bhaineann ar Bhaile Eamoinn, An Spidéal Thiar, Contae na Gaillimhe.

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

1. Having regard to the location of the site within an area under strong urban influence as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural generated housing need, and having regard to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements”, and by reference to the rural housing provisions of the Galway County Development Plan 2015-2021, it is considered that the applicant has not demonstrated that she comes within the scope of the housing need criteria as set out in the Guidelines and has not demonstrated an economic or social need to live in this rural area in accordance with national policy. Furthermore, the Board is not satisfied that the applicant’s housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for a house in this rural area, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the

efficient provision of public services and infrastructure. Accordingly, the proposed development would be contrary to the provisions of the 2005 Guidelines and would also be contrary to National Policy Objective 19 of the National Planning Framework. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in a proliferation of wastewater treatment systems in the area discharging to the groundwater system. It is considered therefore, that the proposed development would be prejudicial to public health.

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

Dated this day of 2020