



## Board Direction

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**Ref: 07.246611**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup>, October 2016.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

- (1) The site is located in a rural area outside of any identified settlement and within an area of strong urban influence as identified in the Galway County Development Plan, 2015-2021 and within an area where the provisions of Objective RHO 1 of the development plan regarding rural housing in areas under strong urban pressure – Galway Transportation Planning Study Area (GTPS) is applicable. Having regard to the information submitted with the application and specifically the lack of documentary information demonstrating the applicant's rural links to the area as specified in Objective RHO 1, it is considered that the proposed development would not be consistent with the policy set out in the development plan for housing in rural areas. The proposed development, if permitted, would, therefore, be contrary to Objective RHO 1 of the development plan, the proposed development would materially contravene the objective indicated in the development plan, 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 be contrary to the proper planning and sustainable development of the area.

(2) Per condition number 2 of p. a. – amend wording from ‘ ....the planning authority is not satisfied.....’ to ‘.....the Board is not satisfied...’

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup>, October 2016  
Paddy Keogh