



An
Bord
Pleanála

Board Direction
PL07.247774

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th June 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The subject site is located in the open countryside, outside of any identified settlement, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out 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 indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. The site is also located within a rural area where the provisions of Objective RHO 1 of the Galway County Development Plan, 2015-2021 regarding rural housing in areas under strong urban pressure – Galway Transportation Planning Study Area (GTPS), are applicable. Having regard to the information submitted with the application and appeal, and specifically the lack of documentary information demonstrating the applicant's rural-generated housing need for a dwelling in this area, as specified in Objective RHO 1, it is considered that the proposed development of a dwelling at this rural location, which is not linked to an essential rural-generated housing need, but which is urban-generated in nature, would be contrary to these Ministerial Guidelines and would be contrary to Objective RHO 1 of the development plan. Furthermore, it is considered that the proposed development would contribute to, and exacerbate, the pattern of existing haphazard one-off housing in this area, and would seriously

injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Note: The Board had concerns regarding the scale and design of the proposed dwelling, and also in relation to drainage. However, these were considered to be new issues in the context of the appeal, and, in light of the substantive nature of the reason for refusal set out above, the Board decided not to pursue these matters further with the parties.

[Please issue a copy of this Direction with the board Order]

Board Member

Date: 15th June, 2017

Philip Jones