



An
Bord
Pleanála

Board Direction
PL07.248065

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 18th 2017.

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

Reasons and Considerations

1. The proposed development is located within an area largely zoned 'A' for agricultural use under the provisions of the Tuam Local Area Plan 2011-2017, where 'service garages' are not normally permitted. It is considered that the proposed development would conflict with the zoning objectives for the area which seeks 'to protect rural character and provide for agriculture and non-urban uses' and would, therefore, be contrary to the provisions of the LAP and the proper planning and sustainable development of the area.
2. It is considered that the proposed development located on land reserved for the future development of the Tuam Inner Relief Road/Streets scheme would materially contravene Objective RT5 of the Tuam Local Area Plan 2011-2017, which seeks to protect the lands from future development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is reliant on shared access arrangement with the development of the adjacent site to the west, for which permission has been refused (PL07. 247449). It is considered that the proposed development is premature pending the development of alternative access arrangements.

Board Member

Date: 18.07.17

Paul Hyde