



An  
Bord  
Pleanála

**Board Direction**  
**BD-00020-18**  
**ABP-300009-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2018.

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

### **Reasons and Considerations**

The Board considers that the density of the proposed development is contrary to the provisions of the Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas* (2009), issued to planning authorities under Section 28 of the Planning and Development Act. The site of the proposed development is on serviceable lands, within the development boundary of Bearna, in an area earmarked for Phase 1 residential development and within the Galway Metropolitan area as designated in the settlement strategy for the County. Having regard to the proposed density of development, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Bearna and Galway City and to the established social and community services in the immediate vicinity. In addition, the proposed development does not have an adequate mix of dwelling types, being predominantly semi-detached and detached housing. It is considered that the low density proposed would be contrary to these aforementioned Ministerial Guidelines,

which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/02/2018

---

Terry Prendergast

**Note:** Any future planning application on the site should include details of proposed improvement works to the L1321 Moycullen roadway, to allow for improved connectivity with the centre of Bearna, including proposals for delivery of the works.

**Note:** Please issue a copy of the Board Direction with the Order.