



An
Bord
Pleanála

Board Direction
BD-001288-18
ABP-300252-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

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

Reasons and Considerations

The site is located in an area zoned R – Residential Phase 2 in the Galway County Development Plan 2015-2021 Variation No 2b Gaeltacht Plan. It is an objective of the Development Plan UHO 10 – Sequential Development to endeavour to promote the orderly and phased development of residential lands in accordance with the principles of the sequential approach and as set out in the Sustainable Residential Development in Urban Areas (Cities Towns and Villages) Guidelines 2009. This shall include a positive presumption in favour of the sequential development of suitable serviced (Phase 1) lands in zoned towns and villages. This objective is considered reasonable. It is considered that the proposed development would be contrary to the said objective, and contrary to the Core Strategy, would set an undesirable precedent for similar such development in the vicinity and would thus be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/10/2018

Paul Hyde