



An
Bord
Pleanála

Board Direction
BD-000858-18
ABP-301453-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2018.

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

Reasons and Considerations

1. Taken in conjunction with existing development in the area the proposed development would extend and consolidate the demand for existing unsustainable, urban generated residential development on a substandard local road network lacking services and facilities and would lead to demands for uneconomic provision of such services and facilities and demand for unsustainable transport. The proposed development would set undesirable precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on the outskirts of Galway city in an area designated in the Rural Housing Policy within the Galway County Development Plan, 2015 – 2021 (CDP) as an area “under strong urban pressure” as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and where housing is restricted to persons demonstrating local need in accordance with the current Development Plan, it is considered that the applicant does not come within the scope of the

housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene Rural Housing Policy development objective RHO 1 of the Galway County Development Plan, 2015 – 2021, would set undesirable precedent for further similar development and, would be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied based on the information available with application and the appeal that the applicant has sufficient legal interest to enable him to provide for adequate sightlines in each direction along the public road from the proposed entrance. The additional traffic generation by the proposed development and associated turning movements on the substandard local road network and substandard junctions with the N84 where no public footpaths existing and where sightlines would be seriously deficient would result in obstruction of the safe and free movement of pedestrians and vehicular traffic. The proposed development would therefore endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/08/2018