



An
Bord
Pleanála

Board Direction
BD-001318-18
ABP-301761-18

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

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

Reasons and Considerations

1. The applicant who wishes to upgrade the dwelling and use it as a holiday home does not intend to occupy the dwelling as a place of permanent residence. The proposed development would materially contravene condition No 6 attached to the grant of permission under P. A. Reg. Ref. 69206 (PL: 092207) and P. A. Reg. Ref. No 5849 according to which the dwelling, when completed, shall first be occupied as a place of permanent residence by the applicant and or members of her immediate family
2. The site location is within a rural area categorised as a structurally weak area and within the Gaeltacht (Rural Housing Zone 4) to which Objective RHO 4 applies according to the Galway County Development Plan, 2015-2021. It is the objective of the planning authority to allow for consideration of proposals for residential development by applicants who are from an original family home on the coastal strip west of Spideal to locate a dwelling up to eight kilometres closer to the city from the family home. The permanent place of residence of the applicant is in Dublin. As a result, the proposed development would materially contravene a development objective of the Galway County Development Plan, 2015-2021 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/10/2018

Stephen Bohan