



An
Bord
Pleanála

Board Direction
BD-002055-19
ABP-302333-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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 of the proposed development is located within the Galway Transportation and Planning Study Area, is subject to 'strong urban influence' according to Sustainable Rural Housing: Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2005 and within Rural Housing Zone 1 to which Objective RHO 1 of The Galway County Development Plan, 2015-2015 in respect of which development of a dwelling is restricted to persons who satisfy specific criteria that demonstrates genuine rural housing need. Furthermore, the site is located within the area type "Area of Urban Influence" as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued in 2005 by the Dept of Environment Housing and Local Government, wherein it is policy to distinguish between urban generated housing need and rural generated housing need for dwellings in rural locations. On the basis of the documentation submitted with the application, and as noted in the report of the Councils planner the proposed development constitutes urban generated housing in that the applicant is in ownership of an existing dwelling within the settlement of

Clarinbridge. to which residential development is directed. The proposed development would therefore be in material contravention of a development objective of the Galway County Development Plan 2015-2021 and would be contrary to Ministerial Guidelines. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 08/01/2019

Paul Hyde