



An
Bord
Pleanála

Board Direction
BD-002791-19
ABP-303272-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2019.

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 site is located in a rural area outside any identified settlement and within an area of strong urban influence as identified in the Galway County Development Plan 2015 – 2021, in line with the principles of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005. Furthermore, the National Planning Framework under National Policy Objective 19 states that, in rural areas under urban influence, the facilitation of single housing in the countryside shall be based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. It is considered that the proposed development would materially contravene Objective RHO1 of the current County Development Plan, National Policy Objective 19 as well as the 2005 Sustainable Rural Housing Guidelines and would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/04/2019

Dave Walsh