



An
Bord
Pleanála

Board Direction
BD-004949-20
ABP-304623-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development, which is located within the Galway Transport and Planning Study Area, is subject to 'strong urban pressure' as set out in the Sustainable Rural Housing Guidelines issued by the Department of Environment, Heritage and Local Government in April 2005. As the subject site is located in an area that is designated under urban influence, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or comes within the scope of the housing need criteria as set out in both the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to over-arching national policy, notwithstanding the provisions of the current Galway County

Development Plan 2015-2022 and, as such, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the proposed development would be in compliance with policies for the control of rural housing, in particular National Policy Objective 19 of the National Planning Framework.

Board Member

Terry Prendergast

Date: 20/01/2020