



An
Bord
Pleanála

Board Direction
BD-004307-19
ABP-304758-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2019.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed development having regard to the village core siting of the proposed development in the context of Bearna Local Area Plan 2015-2021, would constitute an underutilisation of serviced lands and the nature of its intermittent use would undermine the fabric of the village core and consequently its vitality, viability and attractiveness in a strategic sense and would militate against the physical consolidation of the village core in an efficient manner. Hence to permit the proposal would contravene Objective ED2 of the Bearna Plan, be contrary to the objectives of the Bearna and the Galway County Development Plan 2015-2021 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the permitted residential use of units 2 to 9 granted under planning reference 18/148 represented a more efficient year round utilisation of serviced lands than the proposed change of use to short stay self-catering homes, and that the residential use would therefore contribute to the ongoing vitality, viability of the village core of Bearna provided for in Objective ED2 of

the Bearna Plan. The Board concluded that the change of use would not be in accordance with the proper planning and sustainable development.

Board Member

Date: 18/10/2019

Maria FitzGerald