



An
Bord
Pleanála

Board Direction
BD-004999-20
ABP-305088-19

The submissions on this file and the Inspector's report were considered at Board meetings held on 10/12/19 and 21/01/2020.

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

Reasons and Considerations

The site of the proposed development is located within a “Rural Area under Strong Urban Pressure” as set out in the Galway County Development Plan 2015-2021. Furthermore, 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 in rural areas under urban influence, 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. Having regard to the documentation submitted with the application and appeal, including the described employment of the applicant, the Board is not satisfied that the applicant has a demonstrable economic or social need to live at this site within in this rural area or that the applicant’s housing need could not be satisfactorily met in an established smaller town or village/settlement centre. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in national policy for a house at this location, notwithstanding the provisions within the Galway County Development Plan 2015-2021 and that the proposed development would be contrary to the over-arching national policy, and therefore 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 noted the full content of the application and appeal, including the employment of the applicant, as stated in the application documentation, and considered that, on the basis of the overall information submitted with the application and appeal and in conjunction with overarching national policy, the provision of a house for the applicant at this specific location would be contrary to proper planning and sustainable development.

Board Member

Date: 21/01/2020

Chris McGarry