



An
Bord
Pleanála

Board Direction
BD-004870-20
ABP-305394-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 8th, 2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. On the basis of the submissions made in connection with the planning application and appeal, it is evident that the proposed development relates to a site where the extent of buildings and the intensity of use that has taken place, over and above the small shed for car sales use granted under Galway County Council planning register reference number 49060, does not have the benefit of planning permission and would not constitute exempted development, and would therefore be unauthorised. The proposed development would facilitate the consolidate and intensification of this unauthorised use. Accordingly, it is considered that it would be inappropriate for the Board to consider the grant of planning permission for the proposed development in such circumstances.
2. The site of the proposed development is located in a rural area which is not zoned for development in the current Galway County Development Plan 2015 – 2021. It is considered that the proposed development, which would represent a significant and material intensification of the development

permitted under Galway County Council planning register reference number 49060, would contravene materially the development objectives EDT7, EDT9, EDT11 and DM standard 12, as set out in the Galway County Development Plan 2015 – 2012, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the site access directly onto a Regional Road, and the fact that the subject development involves a significant intensification of the development permitted under Galway County Council planning register reference number 49060, it is considered that, in the absence of a full Traffic and transport Assessment, and a Road Safety Audit, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th January 2020

Philip Jones