



An
Bord
Pleanála

Board Direction
BD-005487-20
ABP-306063-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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

Reasons and Considerations

1. The proposed development including the provision of an additional entrance onto the R352 at a point marked by a continuous white line and where sightlines are severely restricted would endanger public safety by reason of traffic hazard. The proposed development by itself and by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a regional road by traffic and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development which would require the removal and alteration of the demesne walling of Portumna Demesne in order to improve sightlines would be contrary to Objective AH6 and AH10 of the Galway County Development Plan 2015-2021 which seek to ensure the protection, retention and appropriate revitalisation of the vernacular built heritage and to promote the conservation of the essential character of designed landscapes, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/03/2020

Michelle Fagan

Note 1: The Board is not satisfied, based on the information submitted with the application, that the proposed development would not have significant adverse impacts on groundwater. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area. However, given the substantive reasons set out above, the Board decided not to include it as a reason for refusal.

Note 2: The Board noted the information submitted with the planning application and appeal, the context of the site in proximity to the settlement of Portumna, and Objective 19 of the National Planning Framework (February 2018) which is the overarching national policy, notwithstanding the provisions of the County Development Plan, and which seeks 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 viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area and therefore, the proposed development does not comply with National Policy Objective 19. The proposed development 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, given the substantive reasons set out above, the Board decided not to include it as a reason for refusal.