



An
Bord
Pleanála

Board Direction
BD-006713-20
ABP-307681-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2020.

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area which is clearly under urban influence, notwithstanding its identification as a structurally weak area in the Galway County Development Plan 2015-202, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, 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 having regard to the viability of smaller towns and rural settlements 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.

2. Having regard to the location of the site on a rural laneway in a flat, wide landscape, it is considered that the proposed development would constitute undesirable ribbon development in contravention of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, would seriously injure the visual amenity of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/10/2020

John Connolly