



An
Bord
Pleanála

Board Direction
BD-007215-20
ABP-307992-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2020.

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

Reasons and Considerations

The Board considered that the site is located within a rural and unserviced area of Galway City, on lands zoned 'A' where it is the stated objective to provide for a limited type of residential development. In addition, the site is located within the Local Area Plan for Ardaun and Murrough under the current City Development Plan 2017-2023. The Ardaun Local Area Plan 2018-2024 sets out the vision, development strategy and policies of the sustainable development of Ardaun as a people and business friendly urban village, well connected with greater city and environs, where a sustainable framework for private and public investment is available. The site is earmarked for high density residential development, given its location within parcel no. 15 in Ardaun North Development Phase 2, with a density of between 35-50 houses per hectare.

The Board considered that the development of a single dwelling house, domestic garage, proprietary effluent treatment system, percolation area and all associated site services, would be contrary to the vision, development strategy and policies of the Ardaun Local Area Plan 2018-2024, contrary to Policy 10.5 Ardaun of the City Development Plan 2017-2023. The proposed development would set an undesirable precedent for similar developments in the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/12/2020

Dave Walsh