



An  
Bord  
Pleanála

**Board Direction**  
**BD-007546-21**  
**ABP-308320-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2021.

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 proposed development on an elevated site within a Class 4 designated landscape of high value and sensitivity in the Galway Development Plan 2015-2021, to the level of intervention required to facilitate the development and to provide an access with required visibility, it is considered that the development would result in a built form that would not fit appropriately or integrate effectively into this sensitive Class 4 designated rural location, would adversely affect the character of the landscape, and would be contrary to Objective LCM1 and Objective LCM2 of the Galway County Development Plan 2015-2021. The proposed development would therefore not be in accordance with the proper planning and sustainable development of the area.

### **Note:**

Furthermore, the Board had regard to the location of the site within a rural area under urban influence, 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, the Board might consider based on the information on the file including employment information, that the applicant had not demonstrated an economic or social need to live in this particular 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. The Board concluded that this might be regarded as a new issue but did not pursue it in the context of the substantive reason for refusal set out above.

**Board Member**

**Date:** 16/02/2021

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Maria FitzGerald