

An
Bord
Pleanála

Board Direction
BD-008077-21
ABP-309065-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/05/2021.

The Board decided to refuse permission for the following reasons and considerations.

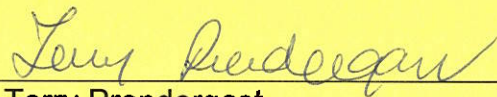
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would be consistent with national policy for residential development in villages, given the piecemeal nature of the proposed development. It also did not consider that the proposed development would be consistent with local policy as set out in the current Galway County Development Plan.

Reasons and Considerations

The Ministerial Guidelines "Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May 2009 recommend a sequential and co-ordinated approach to compact residential development, whereby It is appropriate that investment in services is utilised properly through the development of acceptable green-field sites at suitable locations within the immediate environs of a village. It is considered that the subject site is located at a remove from the village core of Kinvara, with no pedestrian infrastructure and that its development would not be in line with the orderly expansion of the settlement. It is considered that the

proposed development would, therefore, be contrary to the Ministerial Guidelines, issued under Section 28 of the Planning and Development Act, 2000 (as amended) and, as such, would be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Prendergast

Date: 04/05/2021