



**An
Bord
Pleanála**

**Board Direction
BD-008621-21
ABP-309514-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2021.

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 with an entrance directly on to the N63 where the maximum speed limit applies, and to DM Standard 18 of the Galway County Development Plan 2015-2021 which restricts development along national roads outside the 50-60 kmph speed zones in accordance with the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), the Board considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, due to the traffic movements generated onto the heavily trafficked N63 and would not be in accordance with local and national policy in relation to control of development on/affecting national roads. 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 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, 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.

Board Member

Maria FitzGerald
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Date: 25/06/2021