

An
Bord
Pleanála

Board Direction

BD-008654-21

ABP-309713-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2021.

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

Reasons and Considerations

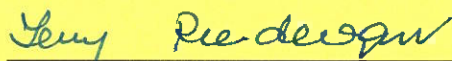
Having regard to:

- The Galway County Development Plan, 2015-2021, Variation No 2a, Bearna Plan, according to which the site comes within a parcel of lands subject to the zoning objective; "R – Residential, 'Phase 1'".
- Section 3.1 of the Bearna Plan and DM Guideline DM 1 (Development Densities) providing for higher density development with reduced car dependency and,
- The associated objectives Residential density (RD3) and Land Use Management (LU2) providing for creation of high quality sustainable residential development with an appropriate mix of housing types and density, in accordance with the principles set out in the DoEHLG document "*Sustainable Residential Development in Urban Areas* and its

companion document *Urban Design Manual: A Best Practice Guide for Planning Authorities*, and design principles as set out in the *Design Manual for Urban Roads and Streets* issued under Section 28 of the Planning and Development Act, 2000 as amended.

It is considered that that the proposed development would constitute haphazard, piecemeal development within the parcel of Phase 1 residential zoned lands, which would fail to create a sustainable residential development of appropriate density, closely connected to services and facilities at the village centre of Bearna, and would set precedent for further similar development. The proposed development would be contrary to the development objectives of the Galway County Development Plan, 2015- 2021, Variation No 2(a), Bearna Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Prendergast

Date: 05/07/2021