



An  
Bord  
Pleanála

**Board Direction**  
**BD-011362-22**  
**ABP-311113-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2022.

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

#### **Reasons and Considerations**

- 1 The subject site is located within an area under strong urban influence and under significant development pressure for rural housing as well as being an area of high sensitivity, as identified in the Galway County Development Plan 2022-2028. Furthermore, the site is located in an area that is designated as under urban influence in the Sustainable Rural Housing Guidelines and in the National Planning Framework, where National Policy Objective 19 aims 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 documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated a genuine housing need to live in this rural area as required under policy objective RH4 of the Development Plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Galway County Development Plan, 2022 or in national policy for a house at this location.

Board Member

*Maria FitzGerald*

Date: 12/10/2022

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Maria FitzGerald