



**An
Bord
Pleanála**

**Board Direction
BD-011191-22
ABP-311442-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2022.

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 site of the proposed development is located within an 'Area Under Strong Urban Influence', as identified in 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Galway County Development Plan 2022-2028. Furthermore the subject site is located in an area under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random, poorly

sited rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to the Ministerial Guidelines and to over-arching national policy and having regard to the relevant provisions of the Galway County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in a north-easterly direction. In addition, it is considered that the multiplicity of entrances at this location would also increase the propensity for vehicular conflicts and traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 29/08/2022