

An
Bord
Pleanála

Board Direction
BD-011381-22
ABP-312258-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2022.

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

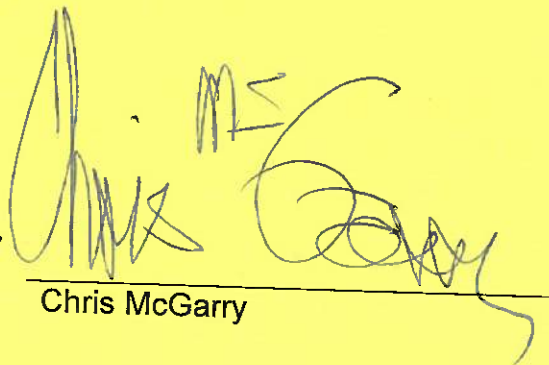
Reasons and Considerations

1. The proposed development is located on unzoned lands and in this regard the rural housing policies and objectives outlined in the Galway County Development Plan 2022-2028 applies. The proposed development would be contrary to these policies and objectives of the Galway County Development Plan 2022-2028, in having regard also to the development plan policies in relation to the planned growth for the settlement of Oughterard. In addition, the "Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommends a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference. It is considered that the site is located in an area which is remote and isolated from the town centre and its development would not be in line with the orderly expansion of the settlement. Having regard to the lack of a safe pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed

development would be excessively car dependent and would, therefore, be contrary to the Guidelines and to the proper planning and sustainable development of the area.

2. The proposed development would generate additional traffic turning movements at a junction with the L5330 local road and the N59 National Secondary Road where adequate sightlines have not been demonstrated. Having regard to the absence of an adequate assessment of this junction the Board is not satisfied that the proposed development would not have an unacceptable impact on traffic movements and public safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 14/10/2022