

An
Bord
Pleanála

Board Direction
BD-013318-23
ABP-313687-22

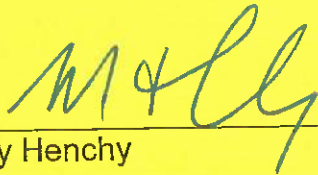
The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2023.

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 location of the site outside the settlement boundary of Oughterard and within a rural area under strong urban pressure where housing is restricted to persons who can demonstrate rural-generated housing need in accordance with policy RH2 of the Galway County Development Plan 2022 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in 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, the Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. As a result, the Board considers that the proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 18/08/2023