

An  
Bord  
Pleanála

**Board Direction**  
**BD-013420-23**  
**ABP-313864-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2023.

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

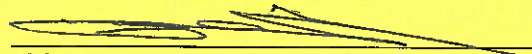
**Reasons and Considerations Having regard to:**

- The location of the site within the Galway County Transport & Planning Study Area, an area identified as being under strong urban pressure by the Galway County Development Plan 2022-2028,
- The provisions of the Galway County Development Plan 2022-2028, policy objective RH2 of which states that in the Galway County Transport & Planning Study area, rural housing proposals will be facilitated in accordance with the criteria laid down within the aforementioned policy RH2 and subject to compliance with normal planning and environmental criteria,
- National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence seeks to facilitate rural housing proposals based on the core consideration of demonstrable economic or social need to live in the rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements, and
- The documentation on file provided as part of the application and appeal.

The Board considers that, in the absence of a demonstrated housing need at this location, the proposed development would result in a haphazard and unsustainable form of development, would contribute to the encroachment of random 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 therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

---

Liam Bergin

**Date:** 24/08/2023