



An
Bord
Pleanála

Board Direction
BD-013942-23
ABP-314001-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the plans submitted and reports on file, the Board considered that the proposed development could be assimilated into the landscape, would not give rise to a traffic hazard or impact on public health, and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to Sections 4.6 and 2.4 of the Galway County Development Plan 2022-2028 wherein it is an objective to accommodate residential development proposals as they arise in Structurally Weak Rural Areas subject to satisfactory site suitability and technical considerations as well as compliance with its Chapter 15 Development Management Standards.

The Board also noted that the applicant demonstrated a rural based housing need in accordance with Section 4.6 of the Galway County Development Plan 2022-2028.

Conditions [as per planning authority]

Add

(a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 29/09/2023