

An
Bord
Pleanála

Board Direction
BD-014353-23
ABP-314416-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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 Galway County Development Plan 2022 – 2028, which shows the site as lying within a rural area under urban influence, wherein Policy RH 2 is applicable,
- Objective 19 of the National Planning Framework, and
- The Sustainable Rural Housing Guidelines, which distinguish between urban and rural generated housing need,

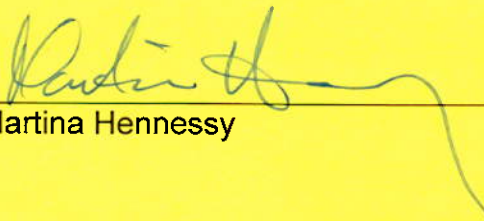
It is considered that, as the applicants live and work in an urban area in which they have purchased their first home, they have an urban generated housing need, and do not meet the housing need criteria to build a new house in this rural area. Consequently, to grant planning permission for the proposed dwelling house on a site within a rural area under urban influence would contribute, unjustifiably, to its encroachment by means of random rural development, which would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed dwelling house would, therefore, be contrary to the above cited national and local planning objectives and, as such,

it would fail to accord with the proper planning and sustainable development of the area.

Note:

The Board also considered that the information provided with the application had not satisfactorily addressed the 1) potential landscape and visual impacts of the proposal and 2) capability of the percolation area associated with the proposed wastewater treatment system to be installed to the requisite level. While ordinarily these matters would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 27/10/2023