

An
Bord
Pleanála

Board Direction
BD-013282-23
ABP-314608-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2023.

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

Reasons and Considerations

1. Having regard to –

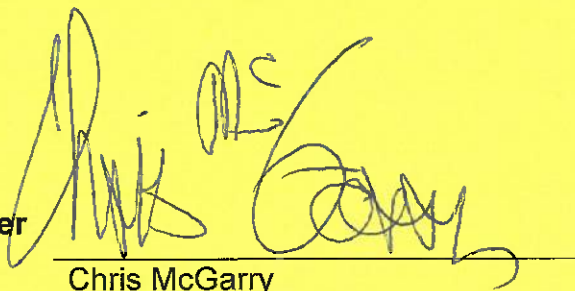
(i) Policy Objective RC 2 Rural Housing in the Countryside of the Galway County Development Plan 2022-2028 that seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with Rural Housing Policy Objectives and specifically policy objective RH 2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1) where it is the policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the criteria listed 1(a) to 1(g),

(ii) the pattern of development in the area which is considered to have the characteristics of rural areas under strong urban pressure,

it is considered, on the basis of the information submitted with the application and appeal, that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural

settlements and, therefore, the proposed development does not comply with the relevant policies and objectives of the current statutory Development Plan. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the relevant provisions of the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 16/08/2023