

An  
Bord  
Pleanála

**Board Direction**  
**BD-015225-24**  
**ABP-315363-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2024.

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

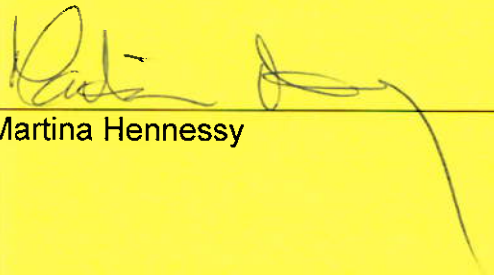
### **Reasons and Considerations**

1. The subject site is located within an area designated "Under strong Urban Influence" as identified in the Galway County Development Plan 2022-2028. Furthermore, the site is located in an area that is designated as an Area under Strong Urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities as published by the Department of Environment, Heritage and Local Government and based on a rural generated economic or social need to reside in a specific rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated a specific housing need to live in this rural area as required under the Development Plan and the Sustainable Rural housing Guidelines. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria and the proposed development would be contrary to policy objective RH2 as set out within the current Galway County Development Plan, 2022-2028. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is a policy objective of the Planning Authority as set out within RH13 the current Development Plan to limit over development in rural land holdings and manage urban sprawl and ribbon development. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in this area under strong urban influence. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 26/01/2024