

**An
Bord
Pleanála**

**Board Direction
BD-015657-24
ABP-316161-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

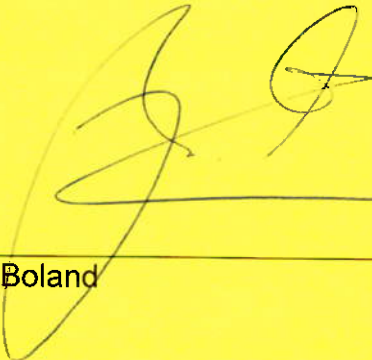
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to Policy Objective RC 2 Rural Housing in the Countryside of the Galway County Development Plan 2022-2028 which 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 which sets out qualifying criteria for those with a genuine rural generated housing need seeking to construct their first home within Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1), it is considered that the applicant has not sufficiently demonstrated an economic or substantiated rural housing need to live in a rural area on account of already owning a home. The proposed development would also 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of

Note: The Board, contrary to its Inspector's report, decided to adopt the assessment of the planning authority in relation to both road traffic matters as well as the proposed domestic wastewater system and, therefore, decided not to cite these issues as reasons for refusal.

Board Member



Joe Boland

Date: 01/03/2024