



An
Bord
Pleanála

Board Direction
BD-018182-24
ABP-318073-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

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

Reasons and Considerations

1. Having regard to the Galway County Development Plan 2022– 2028, the Board considered that the proposed dwelling by nature of its design, bulk, form and scale fails to integrate into its receiving environment or landscape and would, therefore, be contrary to DM Standard 8 'Site Selection and Design' of the development plan.
2. Having regard to the applicant's planning approval under planning reg ref ABP-317360-23 for a residential development on lands immediately adjacent to the proposed development site, the Board is not satisfied that the applicant meets the housing needs eligibility for a new residential development as set out in the Galway County Development Plan 2022-2028 with regard to rural housing including Policy Objective RH2 (Rural Area Under String Urban Pressure).

Board Member

Eamonn James Kelly
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Date: 13/11/2024

Note.

1. The Board noted the location of the site is on lands attendant to the Saint Cleran's Estate, which is a Designed Landscape housing a protected structure. Section 12.5.7 of the County Development Plan 2022–2028 requires development proposals in these designed landscapes to be accompanied by appraisals and surveying of these sensitive sites including historic gardens, demesnes, estates and their settings so as to evaluate any possible impact on the heritage value. While the Board considered requesting such an appraisal for this proposed development through further information, given the substantive reasons for refusal the Board decided not to pursue the matter further at this time.
2. The Board had regard to the location of the site along a narrow cul de sac road and to the applicant's planning approval under planning ref ABP-317360-23 for a residential development on lands immediately adjacent to the proposed development site. Based on the totality of information on the file, the Board was not satisfied that the road infrastructure in the immediate vicinity is capable of absorbing additional development and further traffic intensification in a manner that would constitute proper planning and sustainable development at this location. However, while the Board considered requesting further information in this regard, given the substantive reasons for refusal the Board decided not to pursue the matter further at this time.
3. The Board noted the site characterisation report submitted by the applicant indicates the site is suitable for a septic tank and percolation area and was satisfied that wastewater generated by the proposed development could be satisfactorily accommodated on site when combined with a bored well. The Board therefore did not accept the Planning Inspector's recommendation refusal number 4.