



An
Bord
Pleanála

Board Direction
BD-017386-24
ABP-319308-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2024.

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

Reasons and Considerations

1. Based on the information submitted with the planning application, the Board is not satisfied that the Applicant satisfactorily demonstrated compliance with Policy Objective RH 2 of the Galway County Development Plan 2022-2028 to construct a dwelling in a rural area which is under strong urban pressure. Therefore, the proposed development is considered contrary to the rural housing provisions of the said county development plan. Accordingly, to grant the proposed development would be at variance with Policy Objective RH 2 contained in the Galway County Development Plan 2022-2028, would set an undesirable precedent for similar future development in the area, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the horizontal and vertical alignment of the local road, the site entrance is deemed unsatisfactory owing to restricted sight distances.. The applicant has not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightline entry visibility in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022 to 2028. In this regard, it is considered that turning movements generated by the proposed development from the site would

interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, or obstruction of road users.

3. The additional remedial works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of the Policy Objective TWHS1 of the Natural Heritage Chapter of the County Development Plan 2022 – 2028 which seeks to protect and retain trees, hedgerows, natural boundaries, and stone walls. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 04/09/2024