

An
Bord
Pleanála

Board Direction
BD-018416-24
ABP-319444-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2024.

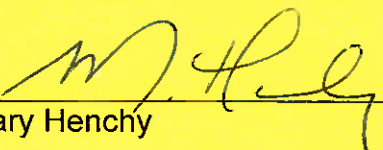
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of one-off type rural dwellings and ribbon development in a rural area identified as a Rural Area Under Strong Urban Pressure in the Galway County Development Plan 2022-2028, which 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 be contrary to Policy RH 13 (Rural Housing Capacity) of the Galway County Development Plan 2022-2028 which aims to limit development on landholdings in Zones 1, 2 4 and 5, where there is a history of development through the sale or development of sites, notwithstanding an applicant's compliance with the local need criteria. The proposed development would, therefore, 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 into 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. Furthermore, it is also considered that 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


Mary Henchy

Date: 10/12/2024