

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 15/613

An Bord Pleanála Reference Number: PL 07.246110

APPEAL by Brendan O'Dea care of Tomas Grealish of Carnmore, Oranmore, County Galway against the decision made on the 11th day of January, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of dwellinghouse and associated services at Glennafosha, Tuam, County Galway.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The site is located off the N17, a national primary road, and the Board is concerned that the proposed development would lead, in the long term, to the creation of an additional standalone dwelling accessing onto a national primary road. Notwithstanding the applicant's connections to the area and the fact that he is farming the land, the Board considers that the option of the applicant building a house for himself conjoined to the existing family home, which could at a later date be combined with that home, which might be an acceptable option, has not been fully investigated. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.