

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Galway County

Planning Register Reference Number: 16/858

An Bord Pleanála Reference Number: PL 07.247474

APPEAL by Keith Rock care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 6th day of October, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: The construction of a dwellinghouse, garage, treatment unit and polishing filter at Ballybaun, Gort, 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 within an area of strong urban influence as identified in the Galway County Development Plan 2015-2021 and within the urban fringe of Gort town and within the Galway Transportation Planning Study Area and within an area where the provisions of Objective RHO1 (rural housing development Zone 1) apply. On the basis of the information submitted, it is considered that the proposed development would constitute urban generated housing demand as the applicant previously lived in Gort town and has never resided in the rural area and has not demonstrated employment or other reasons that justify residing in this location and has not, therefore, demonstrated 'substantiated rural housing need' or 'rural links' with the area as defined in the Galway County Development Plan. The proposed development would, therefore, be contrary to Objective RHO1 of the Galway County Development Plan 2015-2021 and would be contrary to the provisions of the Ministerial Guidelines – "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 to restrict urban generated housing demand in areas under strong urban influence. The proposed development would, therefore, 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 2017.