



An
Bord
Pleanála

Board Order

PL 07.247774

Planning and Development Acts 2000 to 2016

Planning Authority: Galway County

Planning Register Reference Number: 16/944

Appeal by David Harkins and Jeanne Lonergan care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 30th day of November, 2016 by Galway County Council to refuse permission.

Proposed Development: Construction of a new two storey dwelling along with garage, treatment septic tank system and all associated site works all at Caherlissakill, Monivea, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with 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 subject site is located in the open countryside, outside of any identified settlement, in an area which would correspond to the rural area type “Area under Strong Urban Influence”, as set out in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. The site is also located within a rural area where the provisions of Objective RHO 1 of the Galway County Development Plan, 2015-2021 regarding rural housing in areas under strong urban pressure – Galway Transportation Planning Study Area (GTPS), are applicable. Having regard to the information submitted with the application and appeal, and specifically the lack of documentary information demonstrating the applicant’s rural-generated housing need for a dwelling in this area, as specified in Objective RHO 1, it is considered that the proposed development of a dwelling at this rural location, which is not linked to an essential rural-generated housing need, but which is urban-generated in nature, would be contrary to these Ministerial Guidelines and would be contrary to Objective RHO 1 of the development plan. Furthermore, it is considered that the proposed development would contribute to, and exacerbate, the pattern of existing haphazard one-off housing in this area, and would seriously injure the amenities of the area. 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