



An
Bord
Pleanála

Board Order
PL 07.248246

Planning and Development Acts 2000 to 2017

Planning Authority: Galway County Council

Planning Register Reference Number: 16/1374

Appeal by Michael Walsh care of McCarthy Keville O'Sullivan Limited of Block 1, Galway Financial Services Centre, Moneenageisha Road, Galway against the decision made on the 28th day of February, 2017 by Galway County Council to refuse permission.

Proposed Development: Construction of a 1-2 storey dwelling with connection to the public sewer (as approved 15/1204) and associated site development works including road and new boundary walls at Knockaunnacarragh, Barna, 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 site is located within lands zoned as Outer Village Area (Phase 2) and Objective LU 13/Residential Development Phasing of the Bearna Local Area Plan 2007-2017 refers to the reservation of these lands for the long term growth needs of the town, which would generally not be developable for housing within the lifetime of the Local Area Plan, subject to exceptions. It has not been demonstrated that Phase 1 lands cannot or will not be developed as envisaged by the plan. Therefore, based on the planning history, the policies and objectives of the development plan, the location of the site and the pattern of development in the vicinity, it is considered the proposed development would materially contravene Objective LU 13 of the Bearna Local Area Plan 2007-2017 and would, therefore, by itself and the precedent it would set, 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