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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 17/1603**

**APPEAL** by John Quirke care of Stephen Dowds Associates of 5 Mary Street, Galway against the decision made on the 23<sup>rd</sup> day of February, 2018 by Galway County Council to grant subject to conditions a permission to Tomas Noone care of Gerard Hanniffy of Suite 21, Orantown Centre, Oranmore, County Galway.

**Proposed Development** Construction of a dwellinghouse, garage, waste water effluent treatment unit, percolation area and all associated site services, all in the townland of Cahergowan, 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**

1. The proposed development would result in the intensification of the use of an existing access onto the N83 National Secondary Road at a location where the maximum speed limit applies. The proposed development would be at variance with national policy in relation to the control of development on national roads, as set out in the “Spatial Planning and National Roads Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in January, 2012, which seeks to secure the efficiency, capacity and safety of the national road network. It is considered that the proposed development, by itself, or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road by traffic and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a private road, the junction of which with the N83 National Secondary Road is characterised by inadequate sightline visibility. It is considered that the proposed development, which would involve the intensification of use of this substandard access, would endanger public safety by reason of traffic hazard.

3. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**