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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 18/80**

**APPEAL** by John Carney care of James Roche Consulting Engineer of 16 Forster Street, Galway against the decision made on the 26<sup>th</sup> day of March, 2018 by Galway County Council to refuse permission to the said John Carney.

**Proposed Development** To erect a dwelling, garage and all associated services at Kilroghter, Castlegar, 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. Taken in conjunction with the existing development in the area, it is considered that the proposed development would extend and consolidate the demand for existing unsustainable, urban generated residential development on a substandard local road network lacking services and facilities and would lead to demands for the uneconomic provision of such services and facilities and demand for unsustainable transport. The proposed development would set undesirable precedent for further similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on the outskirts of Galway city in an area designated in the Rural Housing Policy within the Galway County Development Plan 2015 to 2021 as an area “under strong urban pressure” as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and where housing is restricted to persons demonstrating local need in accordance with the current Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in the Guidelines or the Development Plan, for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene Rural Housing Policy development objective RHO 1 of the Galway County Development Plan 2015 to 2021, would set undesirable precedent for further similar development and, would be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied based on the information submitted with the application and the appeal that the applicant has sufficient legal interest to enable him to provide for adequate sightlines in each direction along the public road from the proposed entrance. The additional traffic generation by the proposed development and associated turning movements on the substandard local road network and substandard junctions with the N84 where no public footpaths exist and where sightlines would be seriously deficient would result in obstruction of the safe and free movement of pedestrians and vehicular traffic. 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.

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

**Dated this            day of            2018.**