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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 17/1251**

**APPEAL** by Joanna and Ed Colleran of 60 Sweetmount Avenue, Dundrum, Dublin against the decision made on the 9<sup>th</sup> day of May, 2018 by Galway County Council to refuse permission.

**Proposed Development**

Retain and extend an existing dwelling, previously granted (under planning register reference number 69206) and to construct a new wastewater system and services on revised boundaries at Aillebrack Townland, Ballyconneely, 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 applicant who wishes to upgrade the dwelling for use as a holiday home does not intend to occupy the dwelling as a place of permanent residence. The proposed development would materially contravene condition number 6 attached to the permission granted under planning register reference number 69206 (An Bord Pleanála appeal reference number PL 07.092207) and planning register reference number 58429 which states that the dwelling, when completed, shall first be occupied as a place of permanent residence by the applicant and or members of her immediate family.
2. The site is located within a rural area categorised as a structurally weak area and within the Gaeltacht (Rural Housing Zone 4) to which Objective RHO 4 applies as set out in the Galway County Development Plan, 2015-2021. It is the objective of the planning authority to allow for consideration of proposals for residential development by applicants who are from an original family home on the coastal strip west of Spideal to locate a dwelling up to eight kilometres closer to the city from the family home. The permanent place of residence of the applicant is in Dublin. The proposed development would, therefore, materially contravene a development objective of the Development Plan and would 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.**