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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 18/1363**

**APPEAL** by Christopher Keane care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 21<sup>st</sup> day of November, 2018 by Galway County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse, garage, treatment unit and all associated services at Cregaclare, Ardrahan, 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 in a rural area outside any identified settlement and within an area of strong urban influence as identified in the Galway County Development Plan 2015-2021, in line with the principles of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the National Planning Framework under National Policy Objective 19 states that, in rural areas under urban influence, the facilitation of single housing in the countryside shall be based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. It is considered that the proposed development would materially contravene Objective RHO1 of the current County Development Plan, National Policy Objective 19 as well as the 2005 Sustainable Rural Housing Guidelines and would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

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

**Dated this            day of            2019.**