



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 18/700

APPEAL by Francis Bannon of Ballynamanagh, Clarinbridge, County Galway against the decision made on the 23rd day of July, 2018 by Galway County Council to grant subject to conditions a permission to Conor Tarpey care of Oliver Higgins Chartered Engineers of Unit 4B, Oranmore Business Park, Oranmore, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dwelling house, domestic garage and a proprietary treatment system and all ancillary works at Ballynamanagh East Townland, Ballynamanagh, Clarinbridge, 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 of the proposed development, which is located within the Galway Transport and Planning Study Area, is subject to 'Strong Urban Pressure' as set out in the Sustainable Rural Housing Guidelines issued by the Department of the Environment, Heritage and Local Government in April, 2005. As the subject site is located in an area that is designated under urban influence, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or comes within the scope of the housing need criteria as set out in both the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to over-arching national policy, notwithstanding the provisions of the current Galway County Development Plan 2015-2022 and, as such, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the proposed development would be in compliance with policies for the control of rural housing, in particular National Policy Objective 19 of the National Planning Framework.

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

Dated this day of 2020.