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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 19/527**

**APPEAL** by Seán Ó Conchobhair care of James O'Donnell of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 30<sup>th</sup> day of May, 2019 by Galway County Council to refuse permission.

**Proposed Development:** Chun athbreithnithe a dhéanamh ar an bhforbairt a bhí ceadaithe faoi uimhir thagartha pleanála 18/148 ar shuíomh ar an bPríomhshráid (R336). Is éard atá i gceist leis an bhforbairt na athrú úsáide óna aonaid cónaithe uimhrithe 2 go dtí 9 a ceadú roimhe seo, go dtí tithe saoire gear-thréimhseach, féinfhrestail, chomh maith le na hoibreacha agus na seirbhísí uileag a bhaineann leo. Tá RPS Uimh. 748. Struchtúr faoi Chosaint, suite ar an suíomh. Rinn na Mara, Bearna, Contae na Galimhe.

## **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**

Having regard to the village core siting of the proposed development in the context of the Bearna Local Area Plan, it is considered that the proposed development would constitute an underutilisation of serviced lands, that the nature of its intermittent use would undermine the fabric of the village core and consequently its vitality, viability and attractiveness in a strategic sense, and that the proposed development would militate against the physical consolidation of the village core in an efficient manner. The proposed development would, therefore, contravene Objective ED2 of the Bearna Local Area Plan, would be contrary to the objectives of the Bearna Local Area Plan and the Galway County Development Plan 2015-2021, and 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 agreed with the planning authority that the permitted residential use of units two to nine granted under planning register reference number 18/148 represented a more efficient year-round utilisation of serviced lands than the proposed change of use to short stay self-catering homes, and that the residential use would therefore contribute to the ongoing vitality and viability of the village core of Bearna provided for in Objective ED2 of the Bearna Local Area Plan. The Board concluded that the proposed change of use would not be in accordance with the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2019.**