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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 20/36**

**APPEAL** by Grace Cunningham care of Stephen Dowds of Muine Scriobach, Kinvara, County Galway against the decision made on the 12<sup>th</sup> day of March, 2020 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Chun teach nua cónaithe dhá stór a thógháil, chomh maith le Garáiste nua agus Córás searachais nua ag Troscaigh Thiar, Bearna, Contae na Gaillimhe.

**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. Having regard to the location of the site outside the settlement boundary for the village of Bearna, within an unserviced area, it is considered that the proposed development would result in and exacerbate a pattern of haphazard development at this location outside of the town area, and would by itself and by the precedent it would set for similar such development, militate against the consolidation of the adjoining settlement including the more efficient use of services and infrastructure within this settlement and would contribute to the encroachment of random development, resulting in urban sprawl into the countryside at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design and siting, would constitute an inappropriate design response to the existing context of the site, would result in discordant development which would be unduly obtrusive and would seriously injure established residential and other amenities of properties in the vicinity. The proposed development would contravene the relevant provisions of the Galway County Development 2015-2021, including Objectives RHO 9, LCM 1 and LCM 2 and DM Standard 6 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2020.**