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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 20/32**

**APPEAL** by Alexander Peter Howe of Stonefield, Mirehill, Caherlistrane, County Galway against the decision made on the 30<sup>th</sup> day of June, 2020 by Galway County Council to grant subject to conditions a permission to Stephen Holden and Tanya Duffy care of Paul Feeney of Unit 1 Riveroaks Centre, Claregalway, County Galway.

**Proposed Development:** Construction of a serviced dwellinghouse and domestic garage at Mirehill, Headford, 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. Having regard to the location of the site within a rural area which is clearly under urban influence, notwithstanding its identification as a structurally weak area in the Galway County Development Plan 2015-2021, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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 viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development 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 contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on a rural laneway in a flat, wide landscape, it is considered that the proposed development would constitute undesirable ribbon development in contravention of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, would seriously injure the visual amenity of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020**