



Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/496

APPEAL by Peter Fitzsimons care of S. Hanniffy and Associates of Cottage, Maree, Oranmore, County Galway against the decision made on the 3rd day of July, 2020 by Galway County Council to refuse permission.

Proposed Development: (1) Retain and complete partially constructed dwelling house including the lowering of existing roof structure to reduce the ridge height, (2) build new extension to rear of dwelling house and (3) construct new effluent treatment system and polishing filter at Sturrakeen, Omey Island, 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 proposed development for retention and completion is different to that previously permitted (reference number 06/2813 and extension for duration granted under reference number 11/1713) and the construction of this newly sited dwelling house does not comply with Objective RH0 6 relative to the replacement of a habitable dwelling or to Objective RH0 7 relative to renovation of an existing derelict dwelling/semi ruinous dwelling. As shown on Map Rural Housing RH02 of the Galway County Development Plan 2015-2021, the criteria relative to Objective RH0 3 – Rural Housing Zone 3 (Landscape 3, 4 and 5) and DM Standard 39 (Compliance with Landscape Sensitivity Designations – Islands around the coastline have a unique sensitivity) would apply. Having regard to the documentation submitted, and national policy as set out in the National Planning Framework - Project Ireland 2040 and in particular National Planning Objective 19, the applicant has not demonstrated compliance relative to Rural Links or Substantial Rural Housing Need in accordance with the Development Plan objective and the definitions applied. The proposed development and the development proposed to be retained, which does not cater for locally derived housing need, would conflict with the policies of the Development Plan and would also be contrary to National Planning Objective 19, having regard to the viability of smaller towns and rural settlements and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020