



Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/608

APPEAL by Ian Cahill of “Gregory View”, Coole, Gort, County Galway against the decision made on the 16th day of July, 2020 by Galway County Council to grant subject to conditions a permission to Andrea Lally care of Brendan Slevin and Associates of number 7 The Mill Courtyard, Bridge Street, Gort, County Galway.

Proposed Development: Construction of a dwellinghouse, domestic garage and wastewater treatment system, at Coole Demesne, Gort, 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 an area under strong urban influence as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19, of the National Planning Framework, issued by the Department of Housing, Planning and Local Government in February 2018, in relation to rural areas under urban influence, such as in the current case, which states that it is an objective 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements” and 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 in accordance with national policy. Accordingly, the proposed development would be contrary to the provisions of the 2005 Guidelines and would also be contrary to National Policy Objective 19 of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up and coalescence of ribbon development in this open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005 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.