



Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/861

APPEAL by Patrick and Mary Sheridan of Laghtonora, Tiaquinn, Colemanstown, Ballinasloe, County Galway against the decision made on the 29th day of October, 2020 by Galway County Council to grant subject to conditions a permission to John Langan care of Aidan M. Doyle of Colemanstown, Ballinasloe, County Galway.

Proposed Development: The construction of a single storey dwellinghouse, garage, treatment system and percolation area at Laghtonara, Cuddoo, Ballinasloe, 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

Having regard to the location of the site within a rural 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, wherein it is policy to distinguish between urban-generated and rural-generated housing need, and to National Policy Objective 19 of the National Planning Framework (February 2018), in relation to rural areas under urban influence, which states that is the policy to “facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in the rural area...having regard to the viability of smaller towns and rural settlements”. It is considered that, on the basis of the documentation submitted with the application and the appeal, the applicant has not provided definitive evidence to demonstrate sufficiently an economic or social need to live in this specific 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, in the absence of any definable or demonstrable based need for a house in this rural area, 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.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021