

An
Bord
Pleanála

Board Order
ABP-309065-20

Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/1443

APPEAL by Rena Keane care of Brendan Slevin and Associates of Number 7 The Mill Courtyard, Bridge Street, Gort, County Galway against the decision made on the 27th day of November, 2020 by Galway County Council to refuse permission to Rena Keane.

Proposed Development Construct a dwelling house and garage, all at Cartron Kinvara, 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 "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)" issued by the Department of the Environment, Heritage and Local Government in May 2009 which recommend a sequential and co-ordinated approach to compact residential development, whereby it is appropriate that investment in services is utilised properly through the development of acceptable green-field sites at suitable locations within the immediate environs of a village, it is considered that the subject site is located at a remove from the village core of Kinvara with no pedestrian infrastructure and that its development would not be in line with the orderly expansion of the settlement. It is further considered that the proposed development would, therefore, be contrary to the Ministerial Guidelines, issued under Section 28 of the Planning and Development Act, 2000 (as amended) and, as such, would be contrary to the proper planning and sustainable development of the area.

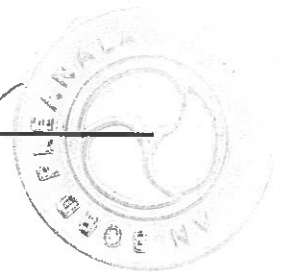
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would be consistent with national policy for residential development in villages, given the piecemeal nature of the proposed development. It also did not consider that the proposed development would be consistent with local policy, as set out in the current Galway County Development Plan.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *11th* day of *May* 2021.