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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 20/1270**

**APPEAL** by Bríd Breathnach care of Patrick J. Sullivan of Eurospar Building, Carraroe, County Galway against the decision made on the 9<sup>th</sup> day of December, 2020 by Galway County Council to refuse permission.

**Proposed Development:** Chun teach nua cónaithe, garaiste nua agus córas séarachas nua a thógáil.  
Cladhnach, Carraroe, 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.

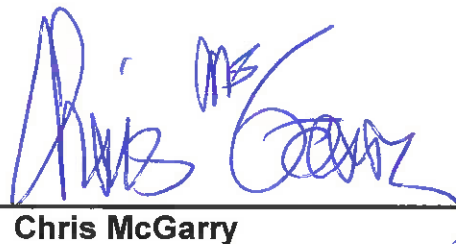
## Reasons and Considerations

1. The site of the proposed development is located within an “Area Under Strong Urban Influence” as set out 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 within the ‘Galway Transportation and Planning Study Area’ which is identified as an area under strong urban pressure in the Galway County Development Plan 2015-2021. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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.

Having regard 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. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. In addition, the Board is not satisfied that the applicant’s housing needs could not be satisfactorily met in a smaller town or rural settlement. Furthermore, having regard to the rural location of the site, it is considered that the proposed development would result in and exacerbate a pattern of haphazard development at this location outside of a settlement area, and would, by itself and by the precedent it would set for similar such development, militate against the efficient use of services and infrastructure within neighbouring settlements and would contribute to the encroachment of random development, resulting in urban sprawl into the countryside at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines, to the over-arching national policy, and having regard to the provisions of

the Galway County Development Plan 2015-2021 would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate onto the R343 regional road at a point where the road carriageway is poor in terms of horizontal and vertical alignment, where sightlines are restricted in both directions and where there is a continuous white line along the centre of the road carriageway in the vicinity of the site. The proposed development would, therefore, be prejudicial to public safety and would 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 <sup>10<sup>th</sup></sup> day of <sup>May</sup> 2021.