

Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/1964

APPEAL by Martina Connelly care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 18th day of February, 2021 by Galway County Council to refuse permission.

Proposed Development: Construction of a two-storey, four bedroom dwellinghouse (approximately 311 square metres) and all associated site works including a new entrance and a new connection to the public sewer at An Leac Liath, Barna, 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:

- (a) the Galway County Development Plan, 2015-2021, Variation No 2a, Bearna Plan, according to which the site comes within a parcel of lands subject to the zoning objective; "R – Residential, 'Phase 1',
- (b) Section 3.1 of the Bearna Plan and DM Guideline DM1 (Development Densities) providing for higher density development with reduced car dependency, and,
- (c) The associated objectives Residential density (RD3) and Land Use Management (LU2) providing for creation of high quality sustainable residential development with an appropriate mix of housing types and density, in accordance with the principles set out in the document "Sustainable Residential Development in Urban Areas -Guidelines for Planning Authorities and its companion document "Urban Design Manual: A Best Practice Guide for Planning Authorities", issued by the Department of Environment, Heritage and Local Government in May 2009, and design principles as set out in the Design Manual for Urban Roads and Streets issued under Section 28 of the Planning and Development Act, 2000 as amended.

it is considered that the proposed development would constitute haphazard, piecemeal development within the parcel of Phase 1 residential zoned lands, which would fail to create a sustainable residential development of appropriate density, closely connected to services and facilities at the village centre of Bearna, and would set a precedent for further similar development. The proposed development would be contrary to the development objectives of the Galway County Development Plan, 2015-2021, Variation No 2(a), Bearna Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

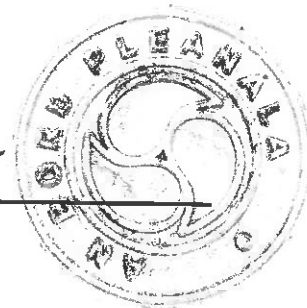
Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 6th day of July 2021.