

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

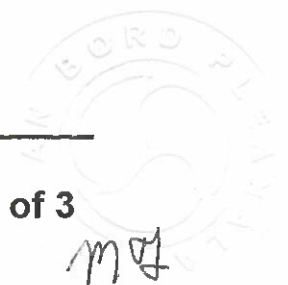
Planning Register Reference Number: 21/118

APPEAL by Michael and Christina Forde of Kilroghter, Castlegar, County Galway against the decision made on the 29th day of March, 2021 by Galway County Council to grant subject to conditions a permission to Brian Glynn care of Mark Fahy and Associates of Quarry Road, Menlo, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: To construct a fully serviced dwelling house, garage and a treatment plant system. Permission is also sought to relocate relevant front boundaries walls so that the required sight lines can be obtained. The site is located at Kilroghter, Castlegar, 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: -
 - (a) the location of the site within a rural area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in April 2005,
 - (b) the National Objective 19 of the National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under influence, seeks 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,
 - (c) the provisions of the Galway County Development Plan 2015-2021, which facilitates the provision of housing for applicants that demonstrate both Rural Links and a Substantiated Rural Housing Need as defined in the Development Plan, and

- (d) the absence of relevant documentation to adequately demonstrate a substantiated rural housing need,

the Board could not be satisfied on the basis of the information on the file that the applicant came within the scope of either the economic or social need criteria as set out in the overarching National Guidelines or the definition of a rural Link in accordance with the relevant criteria of the Galway County Development Plan 2015-2021.

2. The proposed development, in the absence of any identified locally based need for the house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy set out in the Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria Fitzgerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *21st* day of *Feb.* 2022.

