

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

Planning Register Reference Number: 21/1204

APPEAL by Pat McHugh care of John McCallum of Main Street, Milford, County Donegal against the decision made on the 26th day of August, 2021 by Galway County Council to refuse permission.

Proposed Development: Erection of dwelling house, garage and installation of waste water treatment system with percolation area at Caherhugh Townland, Claretuam, Belclare, Tuam, County Galway.

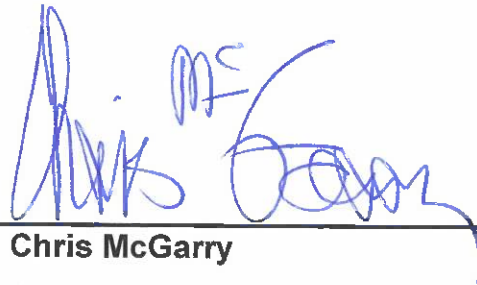
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

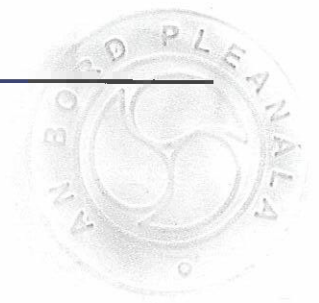
1. The site of the proposed development is located within an 'Area Under Strong Urban Influence', as identified in 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Galway County Development Plan 2022-2028. Furthermore, the subject site is located in an area 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 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. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random, poorly sited rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to the Ministerial Guidelines and to over-arching national policy and having regard to the relevant provisions of the Galway County Development Plan 2022-2028 and would, therefore, 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 on a road at a point where sightlines are restricted in a north-easterly direction. In addition, it is considered that the multiplicity of entrances at this location would also increase the propensity for vehicular conflicts and traffic hazard. 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 30th day of August 2022