

An  
Bord  
Pleanála

## Board Order ABP-312258-21

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### Planning and Development Acts, 2000 to 2021

#### Planning Authority: Galway County Council

**Application** by Galway County Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura Impact Statement, lodged with An Bord Pleanála on the 20<sup>th</sup> day of December, 2021.

**Proposed Development:** A housing development consisting of 4 number single storey, 2 bed dwellings, carparking, hard and soft landscaping, site clearance works, roads, footways, public lighting, connections to existing services and all ancillary site development works at Claremount, Oughterard, County Galway.

### Decision

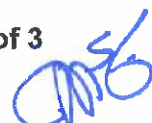
**REFUSE TO APPROVE** the above proposed development based on the reasons and considerations set out below.

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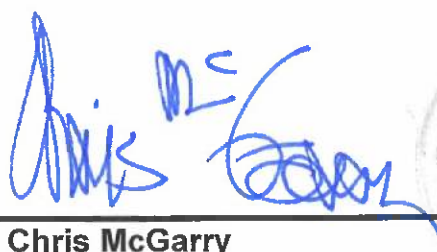
## Reasons and Considerations

In coming to its decision, the Board had regard to the following:

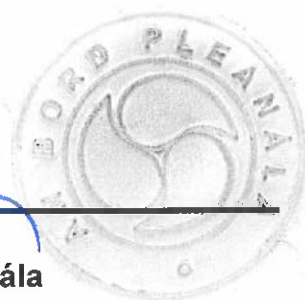
1. The proposed development is located on unzoned lands and in this regard the rural housing policies and objectives outlined in the Galway County Development Plan 2022-2028 applies. The proposed development would be contrary to these policies and objectives of the Galway County Development Plan 2022-2028, in having regard also to the development plan policies in relation to the planned growth for the settlement of Oughterard. In addition, the "Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommends a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference. It is considered that the site is located in an area which is remote and isolated from the town centre and its development would not be in line with the orderly expansion of the settlement. Having regard to the lack of a safe pedestrian linkage and the excessive walking distance to the centre of Oughterard, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be excessively car dependent and would, therefore, be contrary to the Guidelines and to the proper planning and sustainable development of the area.



2. The proposed development would generate additional traffic turning movements at a junction with the L5330 local road and the N59 National Secondary Road where adequate sightlines have not been demonstrated. Having regard to the absence of an adequate assessment of this junction the Board is not satisfied that the proposed development would not have an unacceptable impact on traffic movements and public safety. 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 19<sup>th</sup> day of October 2022