

**An
Bord
Pleanála**

**Board Order
ABP-312338-21**

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

Planning Register Reference Number: 21/1489

APPEAL by Matthew and Avril Kane of Mountconnor, Carrowmore, Woodlawn, Ballinasloe, County Galway against the decision made on the 8th day of December, 2021 by Galway County Council to grant subject to conditions a permission to John Barry care of Oliver Ruane of Fohenagh, Ahascragh, Ballinasloe, County Galway.

Proposed Development: Construction of a fully serviced private dwellinghouse with wastewater treatment system and private garage/fuel shed to include all associated site works, at Carrowmore, Woodlawn, Ballinasloe, County Galway.

Decision

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

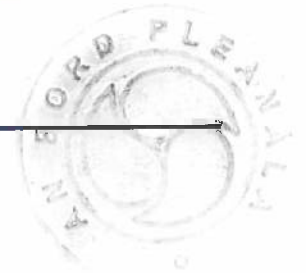
Reasons and Considerations

The roadside boundary of the property to the south of the application site, which the applicant has failed to adequately demonstrate that he has control over, would obstruct visibility from the proposed vehicular entrance, such that the maximum achievable sightline to the south would be significantly below the 160 metres required under DM Standard 28 of the Galway County Development Plan 2022 – 2028. It is therefore 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, at a point where sightlines are restricted in a southerly direction.



Tom Rabbette

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 5th day of May 2023.