

An
Bord
Pleanála

**Board Order
ABP-312382-22**

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

Planning Register Reference Number: 21/1907

Appeal by Niamh and Shane Dolan care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway against the decision made on the 6th day of December, 2021 by Galway County Council to refuse permission.

Proposed Development: Construction of 13 dwellinghouses together with all ancillary site works and services to facilitate the housing development at Glentaun Townland, Ballinasloe, County Galway.

Decision

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

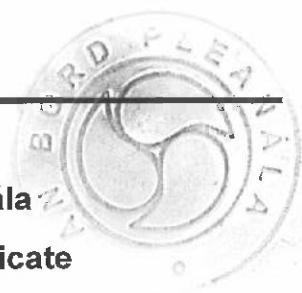
Reasons and Considerations

1. The proposed development is situated outside the boundary of the Ballinasloe Local Area Plan 2022-2028, on lands which are un-zoned, and which are designated within a rural typology in the Galway County Development Plan 2022-2028. Having regard to the peripheral location of the site, outside the development limits of Ballinasloe, it is considered that the proposed development would conflict with the Core Strategy of the Galway County Development Plan 2022-2028. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development does not provide sufficient pedestrian connectivity to the wider urban pedestrian network and would, therefore, endanger public safety by reason of traffic hazard. The proposed development would result in unsustainable mobility patterns and would not, therefore, be in accordance with the proper planning and sustainable development of the area.



Mary Henchy

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



Dated this *14* day of *June* 2023

