



An
Bord
Pleanála

Board Order
ABP-313674-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/329

APPEAL by Liam Bermingham care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 3rd day of May, 2022 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwelling house, treatment unit and all associated services at Craughwell, County Galway.

Decision

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

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Reasons and Considerations

1. The site of the proposed development is located within an 'Area Under Strong Urban Influence', as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (2018), 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. The site is also in an area designated as Rural Housing Zone 2 ('Rural area under Strong Urban Pressure - Galway County Transport and Planning Study (GCTPS)', in the Galway County Development Plan 2022 - 2028. Policy Objective RH 2 of the Galway County Development Plan 2022 - 2028, in line with National Policy Objective 19 of the National Planning Framework, seeks to prevent inappropriate new dwellinghouses unless there is an acknowledged local rural generated housing need. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social rural need to live in this rural area. It is considered that the applicant does not come within the scope of the housing need criteria, as set out in the Galway County Development Plan 2022 – 2028 and in the Ministerial Guidelines and in national policy for a house at this location. The proposed development would be contrary to the Ministerial Guidelines and to the over-arching national policy, would be contrary to the provisions of the current Galway County Development Plan, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and the obstruction of road users.

3. Having regard to the design, height and massing of the proposed dwelling, it is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *21st* day of *August*, 2023.