

An  
Bord  
Pleanála

**Board Order**

**ABP-313687-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 21/1980**

**Appeal** by Gabriel and Anne Mortimer care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 5<sup>th</sup> day of May, 2022 by Galway County Council to grant permission subject to conditions to Hilda Higgins and Eric Flynn care of Eamon Gavin of Corr Na Mona, County Galway.


**Proposed Development:** The construction of a two-storey dwelling house with domestic garage, septic tank and wastewater treatment system, all in the townland of Clare in Oughterard, County Galway.

## **Decision**

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

## Reasons and Considerations

Having regard to the location of the site outside the settlement boundary of Oughterard and within a rural area under strong urban pressure where housing is restricted to persons who can demonstrate rural-generated housing need in accordance with policy RH 2 of the Galway County Development Plan 2022-2028 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks 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 Board is not satisfied that the applicant has sufficiently demonstrated that they have a rural-generated housing need. Furthermore, the Board considers that the proposed development 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.



**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 23<sup>rd</sup> day of *Sept* 2023.