



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 21/2038

APPEAL by Shane Costello and Celine Higgins care of S. Hanniffy and Associates of Cottage, Maree, Oranmore, County Galway against the decision made on the 26th day of July, 2022 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwelling house, domestic garage, wastewater treatment system, percolation area and all associated services at Cill Ogula (Killagoola), Moycullen, 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: -

- (a) the Galway County Development Plan 2022-2028, which shows the site as lying within a rural area under urban influence, wherein Policy RH 2 is applicable,
- (b) Objective 19 of the National Planning Framework, and
- (c) the Sustainable Rural Housing Guidelines, which distinguish between urban and rural generated housing need,

it is considered that, as the applicants live and work in an urban area in which they have purchased their first home, they have an urban generated housing need, and do not meet the housing need criteria to build a new house in this rural area. Consequently, to grant planning permission for the proposed dwelling house on a site within a rural area under urban influence would contribute, unjustifiably, to its encroachment by means of random rural development, which would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed dwelling house would, therefore, be contrary to the above cited national and local planning objectives and would not, therefore, be in accordance with the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this  day of  2023.

