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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 22/426**

**APPEAL** by Patrick Nohilly care of Architectural and Planning Services of Lakeview, Loughrea, County Galway against the decision made on the 24<sup>th</sup> day of August, 2022 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** To construct a new dwelling, shed, wastewater treatment system and all associated site works at Corrafaireen, Ballyglunin, County Galway

## **Decision**

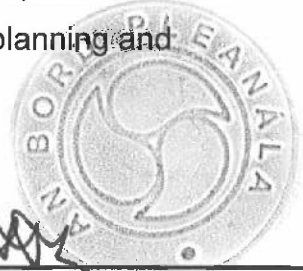
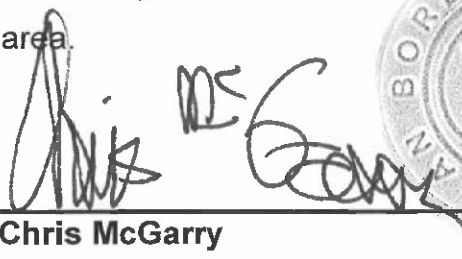
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Reasons and Considerations**

Having regard to: -

- (i) Policy Objective RC 2 Rural Housing in the Countryside of the Galway County Development Plan 2022-2028 that seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with Rural Housing Policy Objectives and specifically policy objective RH 2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1) where it is the policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the criteria listed 1(a) to 1(g), and
- (ii) the pattern of development in the area which is considered to have the characteristics of rural areas under strong urban pressure,

it is considered, on the basis of the information submitted with the application and appeal, that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with the relevant policies and objectives of the current statutory Development Plan. The proposed development 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 contravene the relevant provisions of the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 17<sup>th</sup> day of August 2023.