

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

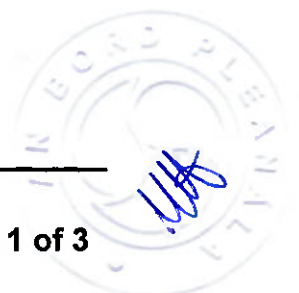
Planning Register Reference Number: 22/996

APPEAL by Sinéad Walsh of Brusna Lodge, Rinn, Moneymore, Oranmore, County Galway against the decision made on the 2nd day of December, 2022 by Galway County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, domestic garage, wastewater treatment system, percolation area and all associated site works, all at Gortard, Clarinbridge, County Galway.

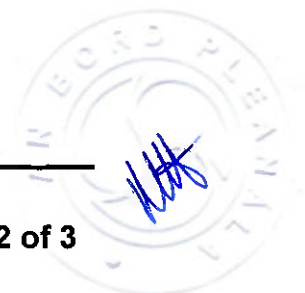
Decision

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

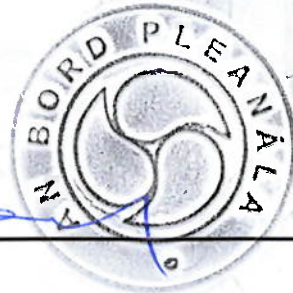


Reasons and Considerations

1. The site is located within an area designated 'Under Strong Urban Influence' as identified in the Galway County Development Plan 2022-2028. Furthermore, the site is located in an area that is designated as an Area under Strong Urban Influence in the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government, and is based on a rural generated economic or social need to reside in a specific rural area. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a specific housing need to live in this rural area, as required under the development plan for the area and the Sustainable Rural Housing Guidelines. It is considered that the applicant does not come within the scope of the housing need criteria and that the proposed development would be contrary to policy objective RH2, as set out in the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. It is a policy objective of the planning authority, as set out under policy objective RH13 of the Galway County Development Plan 2022-2028, to limit overdevelopment of rural land holdings and to manage urban sprawl and ribbon development. The proposed development would be contrary to this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in this area under strong urban influence which would militate against the preservation of the rural environment and would lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to 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 30th day of January 2024.