



An
Bord
Pleanála

Board Order
ABP-316161-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/61009

Appeal by Martin Newell and Clodagh Newell care of Annagh Architecture of Annaghdown, Corrandulla, Galway against the decision made on the 22nd day of March, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwellinghouse, with a wastewater treatment system, polishing filter and all associated site services. Gross floor area of proposed works: 199 square metres (dwelling house), all in the village of Baranna, Annaghdown, 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 Policy Objective "RC 2" - 'Rural Housing in the Countryside', as set out in the Galway County Development Plan 2022 – 2028, which 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", which sets out qualifying criteria for those with a genuine rural-generated housing need seeking to construct their first home within Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1), it is considered that the applicant has not sufficiently demonstrated an economic or substantiated rural housing need to live in a rural area on account of already owning a home. Furthermore, it is considered that the proposed development would also 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.



Joe Boland

Member of An Bord Pleanála

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

Dated this *12th* day of *March* 2024.