

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 221221

APPEAL by Edel and Winifred Slevin of Saint Clerans, Craughwell, County Galway against the decision made on the 25th day of August 2023 by Galway County Council to grant, subject to conditions, a permission to Alex Evans care of Michael Rowley of Cloonfinish, Swinford, County Mayo in accordance with the plans and particulars submitted to the said Council:


Proposed Development: To construct a proposed new dwelling house, detached garage, septic tank system and percolation area, complete with all associated works. Gross floor space of proposed works: 334 square metres (301 square metres dwelling and 33 square metres garage), at Saint Clerans, Craughwell, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the Galway County Development Plan 2022–2028, the Board considered that the proposed dwelling by nature of its design, bulk, form and scale fails to integrate into its receiving environment or landscape and would, therefore, be contrary to DM Standard 8 'Site Selection and Design' of the development plan.
2. Having regard to the applicant's planning approval under planning register reference ABP-317360-23 for a residential development on lands immediately adjacent to the proposed development site, the Board is not satisfied that the applicant meets the housing needs eligibility for a new residential development as set out in the Galway County Development Plan 2022-2028 with regard to rural housing including Policy Objective RH2 (Rural Area Under String Urban Pressure).


Eamonn James Kelly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 19th day of November, 2024.