



An
Bord
Pleanála

Board Order ABP-319308-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/61573

Appeal by Liam Bermingham of Shanbally, Craughwell, County Galway against the decision made on the 22nd day of February, 2024 by Galway County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, treatment unit and all associated services, all at Craughwell, County Galway.

Decision

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

Reasons and Considerations

1. Based on the information submitted with the planning application and the appeal, the Board is not satisfied that the applicant has satisfactorily demonstrated compliance with Policy Objective RH 2 of the Galway County Development Plan 2022-2028 to construct a dwelling in a rural area which is under strong urban pressure. The proposed development would be contrary to the rural housing provisions of the development plan, would be contrary to Policy Objective RH 2 of the Galway County Development Plan 2022-2028, would set an undesirable precedent for similar future development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the horizontal and vertical alignment of the local road, the site entrance is considered to be unsatisfactory owing to restricted sight distances. It is considered that the applicant has not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightline entry visibility in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022-2028. In this regard, it is considered that turning movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of a traffic hazard, or obstruction of road users.

3. The additional remedial works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of Policy Objective TWHS1 of the Natural Heritage Chapter of the Galway County Development Plan 2022-2028 which seeks to protect and retain trees, hedgerows, natural boundaries, and stone walls. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

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

Dated this 18th day of September 2024.