



An
Bord
Pleanála

Board Order ABP-319444-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/269

Appeal by Fergal McGrane of Fergal McGrane Associates Limited, Lisheenabrone, Swinford, County Mayo and by Mary King of Canteeney, Turloughmore, County Galway against the decision made on the 8th day of March, 2024 by Galway County Council to grant subject to conditions a permission to Patrick Morris care of Ruane Survey, Design and Planning Limited of Fohenagh, Ahascragh, Ballinasloe, County Galway.

Proposed Development: Construction of a fully serviced private dwellinghouse with wastewater treatment system and private store to include all associated site works, all at Canteeney, Coolarne, Turloughmore, County Galway.

Decision

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

Reasons and Considerations

1. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would consolidate and contribute to the build-up of one-off type rural dwellings and ribbon development in a rural area identified as a Rural Area Under Strong Urban Pressure in the Galway County Development Plan 2022-2028, which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to Policy RH 13 (Rural Housing Capacity) of the Galway County Development Plan 2022-2028 which aims to limit development on landholdings in Zones 1, 2 4 and 5, where there is a history of development through the sale or development of sites, notwithstanding an applicant's compliance with the local need criteria. The proposed development 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, it is considered that the site entrance would be unsatisfactory owing to restricted sight distances. 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 (Sight Distances Required for Access onto National, Regional, Local and Private Roads) of the Galway County Development Plan 2022-2028. In this regard, it is considered that turning movements generated by the proposed development into the site 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. Furthermore, it is also considered that 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 the Policy Objective TWHS 1 (Trees, Hedgerows, Natural Boundaries and Stone Walls) 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.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 12th day of *December* 2024.