An Coimisiún Pleanála

Ordú ón gCoimisiún/Commission Order
ABP-321385-24

An tAcht um Pleanáil agus Forbairt, 2000, arna leasú
Planning and Development Act 2000, as amended

Údarás Pleanála: Comhairle Contae na Gaillimhe
Planning Authority: Galway County Council

Uimhir Thagartha ar an gClár Pleanála: 24/61236
Planning Register Reference Number: 24/61236

Achomharc ó Aoife O'Toole faoi chúram Gerard Hanniffy, Svuít 21, Cúirt Óráin, OranTown Centre, Bóthar an Stáisiúin, Órán Mór, Contae na Gaillimhe, in aghaidh an chinnidh a rinne Comhairle Contae na Gaillimhe an 8ú lá de mhí na Samhna 2024 cead a dhiúltú.

Appeal by Aoife O' Toole care of Gerard Hanniffy of Suite 21, Oran Court, Orantown Centre, Station Road, Oranmore, County Galway against the decision made on the 8th day of November, 2024 by Galway County Council to refuse permission.

Forbairt Bheartaithe: Teach cónaithe aonair, garáiste tí, aonad cóireála eisiltigh fuíolluisce agus limistéar síothlaithe a thógáil, mar aon leis na seirbhísí gaolmhara uile ar an láithreán. Achar urláir comhlán na n-oibreacha beartaithe: 180 méadar cearnach (teach cónaithe) agus 60 méadar cearnach (garáiste), agus iad uile suite ag Coill Uachtair, Contae na Gaillimhe.

Proposed Development: Construction of a single dwellinghouse, domestic garage, wastewater effluent treatment unit, percolation area and all associated site services. Gross floor area of proposed works: 180 square metres (dwellinghouse) and 60 square metres (garage), all at Coill Uachtair, Kilroghter, County Galway.

Cinneadh

Cead a DHIÚLTÚ don fhorbairt bheartaithe thuas ar na cúiseanna agus na cúinsí atá leagtha amach thíos.

Decision

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

Cúiseanna agus Cúinsí

Ag féachaint don fhorbairt bheartaithe a bheith suite ar bhóthar áitiúil ar a bhfuil luasteorainn 50 km in aghaidh na huaire agus atá faoi bhun caighdeáin ó thaobh ailíniúcháin chothrománaigh agus ingearaigh de i gcomharsanacht an láithreáin, agus don fhaisnéis ar fad ar comhad lena léirítear nach féidir leis an bhforbairt bheartaithe amharclínte leordhóthanacha a sholáthar soir i gcomhréir leis na caighdeáin theicniúla atá leagtha amach i gCaighdeán DM 28 de Phlean Forbartha Contae na Gaillimhe 2022-2028, meastar go gcruthódh an trácht a bheadh ag casadh isteach sa láithreán agus amach as guais tráchta mar thoradh ar an infheictheacht theoranta agus ar an achar stoptha teoranta ar an mbóthar isteach chuig an mbealach isteach beartaithe ón taobh thoir. Chuirfeadh an fhorbairt bheartaithe sábháilteacht an phobail i mbaol mar gheall ar ghuais tráchta agus, dá bhrí sin, bheadh sí contrártha do phleanáil chuí agus forbairt inchothaithe an limistéir.

Reasons and Considerations

Having regard to the location of the proposed development on a local road with a speed limit of 50 kmph and which is substandard in horizontal and vertical alignment in the vicinity of the site, and the entirety of the information on file which shows that the proposed development cannot provide adequate sightlines in an easterly direction in accordance with the technical standards set out in DM Standard 28 of the Galway County Development Plan 2022-2028, it is considered that the traffic turning movements into and out of the site would create a traffic hazard due to the limited visibility and stoppage distance on the approach to the proposed entrance from the east. The proposed development would endanger public safety by reason of a traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie
Coimisinéir Pleanála den Choimisiún Pleanála
atá údaraithe go cuí chun
séala an Choimisiúin a fhíordheimhniú.

Arna dhátú an 17 **lá seo de** Deireadh Fómhair **2025.**