



An  
Bord  
Pleanála

**Board Direction**  
**BD-006550-20**  
**ABP-307206-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the location of the site within an area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural generated housing need, and having regard to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy to "facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area...having regard to the viability of smaller towns and rural settlements", and by reference to the rural housing provisions of the Galway County Development Plan 2015-2021, it is considered that the applicant has not demonstrated that she comes within the scope of the housing need criteria as set out in the Guidelines and has not demonstrated an economic or social need to live in this rural area in accordance with national policy. Furthermore, the Board is not satisfied that the applicant's housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. The proposed development, in the absence of any definable or demonstrable based need for

a house in this rural area, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. Accordingly, the proposed development would be contrary to the provisions of the 2005 Guidelines and would also be contrary to National Policy Objective 19 of the National Planning Framework. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in a proliferation of wastewater treatment systems in the area discharging to the groundwater system. It is considered therefore, that the proposed development would be prejudicial to public health.

**Note:** In not agreeing with the Inspector's recommendation to refuse the proposed development on the basis of siting and dwelling design, the Board considered that the proposed dwelling was generally in accordance with the pattern of development in the area and that it would not interfere unduly with the character of the landscape in the area..

**Board Member**

**Date:** 25/09/2020

---

Maria FitzGerald