



An
Bord
Pleanála

Board Direction
PL07.246579

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 21st 2016.

The Board decided to refuse permission generally in accordance with 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 Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Galway County Development Plan 2015-2021 it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site above a poor aquifer, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

3. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied based on the information provided that the applicant came within the scope of the housing need criteria and accepted and agreed with the planning authority with respect to drainage, road width and alignment concerns. Furthermore the Board was not satisfied with regard to the design of the suburban style dwelling in the rural landscape however given the substantive reasons for refusal as outlined above did not include this as a reason.

Note: The site of the proposed development is located within 'Stronger Rural Areas under Significant Urban Influence' as set out in the Galway County Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its depth and scale, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity.

Board Member

Date: 21.09.16

Paul Hyde