



## Board Direction

---

**Ref: 07.247158**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup>, January 2017.

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

### Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the intensification of traffic movements on this narrow stretch of the R353, outside the speed limits of the settlement of Kilbeacanty at a point where the maximum speed limit applies and where visibility is currently restricted by vertical and horizontal alignment of the road and the crest in the road to the south east. Sightlines as specified under DM Standard 20 of the Galway County Development Plan 2015-2021 may only be achievable if a large area of front boundary wall/hedge were to be removed and this would be contrary to Natural Heritage and Biodiversity Objective NB11 of the said plan and Section 4.4 of the Sustainable Rural Housing Guidelines 2005. The proposal is therefore contrary to the proper planning and sustainable development of the area.
2. The site is located in a rural area outside of any identified settlement and within an area of strong urban influence as identified in the Galway County Development Plan, 2015-2021 and within an area where the provisions of Objective RHO 1 of the development plan regarding rural housing in areas under strong urban pressure – Galway Transportation Planning Study Area (GTPS) is applicable. Having regard to the information submitted with the application it is considered that while the applicant has links to the area, a site specific local need has not been established for a rural house and that there may be more suitable alternative sites available for the proposed development on other family lands. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the pattern of development in the immediate vicinity and the location of the proposed site in a rural area under strong urban pressure, it is considered that the proposed development would exacerbate and consolidate a trend towards a pattern of haphazard larger suburban type housing located within an open landscape context in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area, which would be contrary to the *Design Guidelines for the Single Rural House* referred to in Objective RHO 9 of the Galway County Development Plan 2015-2021. Furthermore, having regard to the nature of the proposed development it is considered that the proposed development would lead to increased demands for the uneconomic provision of public services and facilities where these are neither available nor proposed in the said development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. It is considered that, having regard to the evidence of poor drainage including free flowing drainage characteristics of the site which is located within with a possible high water table in proximity of the site to a turlough and to areas susceptible to flooding, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual waste water treatment systems in the area. It also has not been ruled out that the proposed development would not cumulatively have an impact on groundwater in the area. Therefore, the Board is not satisfied based on the documentation submitted that the proposed development would comply with Policy NHB4 of the Galway County Development Plan 2015-2021 and would not impact adversely on water resources in the area or Natura 2000 sites.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup>, January 2017  
Paddy Keogh