



An
Bord
Pleanála

Board Direction
BD-001119-18
ABP-301231-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2018.

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

Reasons and Considerations

1. The proposed development would constitute undesirable suburban type development in a rural area outside lands zoned for residential development and would therefore be contrary to the Sustainable Rural Housing Guidelines, Department of Environment Heritage and Local Government 2005, to settlement policies of the Galway County Development Plan 2015-2021 and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the rural nature and character of the site, it is considered that the proposed development would be visually incongruous and would adversely affect the character of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. The Board do not consider that the individual treatment of foul water on site can provide a sufficient and safe treatment system to serve the proposed housing development. The proposed development would be prejudicial to public health, would create an unacceptable threat of water pollution and

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

4. On the basis of the information lodged with the application and the appeal and having regard to the proposal to provide multiple individual wastewater treatment systems to service the development, the Board cannot be satisfied that the proposed development individually or in combination with other plans or projects would not be likely to have significant effect on the Lough Corrib SAC Site Code 000297, or any other European site, in view of the site's conservation objectives. In such circumstances the Board is precluded from granting permission.

Board Member

Date: 17/09/2018

Stephen Bohan