



An  
Bord  
Pleanála

**Board Direction**  
**BD-003370-19**  
**ABP-303747-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th June 2019.

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 proposed development on an elevated site visible from the wider approach to the site and to DM Standard 6: *Assimilation of Development into Landscape* of the Galway County Development Plan, 2015-2021, it is considered that the proposed house, by reason of its bulk and height, in addition to the proposal to remove the entire roadside boundary, would not be appropriate for this location. The proposed development would seriously injure the visual amenities of the area and would, accordingly, be contrary to the proper planning and sustainable development of the area.
2. The site is located within an area identified as a locally Important Aquifer with an "extreme" vulnerability classification. The trial holes were at a depth of 1.81m and not 2.1m as required in EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009). The Board is not satisfied that effluent from the development can be satisfactorily treated or 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. Having regard to the pattern of development in the area, which is characterised by significant numbers of individual dwellings, it is considered that the proposed development would constitute random housing development in a rural area lacking certain public services and community facilities and served by a poor road network. The proposed development would, therefore, give rise to demands for the provision of further public services and community facilities and accordingly would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/06/2019

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Stephen Bohan