



An
Bord
Pleanála

Board Direction
BD-004008-19
ABP-304337-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/09/2019.

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

Reasons and Considerations

Notwithstanding the location of the subject site at Ardrahan, and the designation of Ardrahan as one of the 'Tier 5' settlements, which according to paragraph 2.6.6. of the Galway County Development Plan 2015-2021, have the potential to support additional growth, with the clear intention that the inclusion of a settlement within 'Tier 5' is to provide a plan-led approach to securing investment in wastewater treatment in these settlements, where such investment is required, it is considered that, by reason of the absence of plans to provide public sewerage facilities to serve this settlement and the reliance of the proposed development on a private effluent treatment system, within an area which is underlain by karstified bedrock, the proposed development would be premature due to the deficiencies in the availability of public sewerage infrastructure serving the area and the period within which such constraints might reasonably be expected to cease and in the absence of such public facilities would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Board noted the recommendation as set out in the Galway County Council Addendum Planning report, dated 28th March 2019, that the proposed development would be contrary to the proper planning and sustainable development of the area, by reason of not adequately reinforcing the existing urban form of Ardrahan village, contributing to sense of place of perpetuating existing or new connected streets, thereby assimilating its edge of centre setting, is contrary to the provisions of Section 3.4.4. of the current Galway County Development Plan 2015-2021, the provisions of Sections 6.3 and 6.8 of 'Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) DEHLG 2009, and Sections 2, 6 and 7 of 'Urban Design Manual – A Best Practice Guide' DEHLG 2009. The Board concurred with this recommendation but decided not to include this matter as an additional reason for refusal, as it was not an issue raised directly within the appeal documentation and given the fundamental reason for refusal, set out above.

Note 2: The Board noted the commentary of the Inspector, with regard to the content of the Natura Impact Statement submitted with the planning application and considered that there may be insufficient information within the Natura Impact Statement to determine that the proposed development would not adversely affect the integrity of European Sites, in circumstances where the successful operation of the proposed wastewater treatment system could not be guaranteed. However, it was decided not to seek further information on this matter from the applicant in this instance, given the fundamental reason for refusal, set out above.

Board Member

Date: 10/09/2019

Chris McGarry