



An
Bord
Pleanála

Board Direction
BD-003998-19
ABP-304493-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2019.

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

Reasons and Considerations

1. The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, including the described nature and location of the current employment of the applicant, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, nor that the applicant's housing need could not be met within an existing, established town or village. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would be contrary to the Ministerial Guidelines and to the over-arching national

policy, notwithstanding to the provisions of the current Galway County Development Plan 2015-2021, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located within an area identified as a Regionally Important Aquifer-Karstified with a 'moderate' vulnerability classification. The Site Characterisation Form submitted with the planning application, states a trial hole depth of 2.2 metres, not 3 metres as required for locations within a regionally important aquifer. On the basis of the information submitted with the application and appeal, the Board is not satisfied therefore, that the effluent from the proposed development can be satisfactorily treated or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, nor that the proposed development would not result in an excessive concentration of development served by wastewater treatment systems in an area which is considered to be a highly sensitive water environment. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/09/2019

Chris McGarry