



An
Bord
Pleanála

Board Direction
BD-003920-19
ABP-304607-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2019.

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

Reasons and Considerations

Taken in conjunction with existing and permitted development in the vicinity, it is considered that the proposed development would give rise to random housing development and would result in an excessive density of development in a rural area lacking certain public services and community facilities.

Furthermore, it is considered that the proposed development would constitute an undesirable arrangement that does not comply with Objective RHO 9 of the Galway County Development Plan 2015-2021 and which would materially contravene conditions no. 1 and 4 of An Bord Pleanála permission PL300108-17. The development therefore, if permitted, would constitute a disorderly and back land development, would set an undesirable precedent for similar future developments in the rural unserved area, would seriously injure the visual amenities of the area, depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/08/2019

Terry Ó Niadh

Note:

The Board concurred with the view of the Inspector that, having regard to the modest depth of soil on site, the presence of rock outcrops in the vicinity of the site, the concentration of septic tanks in the vicinity of the site and the overall size of the site, which is below the requirements set out in the development plan to cater for a proprietary wastewater treatment system, the provision of an additional septic tank on the subject site could give rise to water pollution problems. In addition, the Board noted the requirements of condition no. 2 of its decision under PP17/708-ABP 300108-17 which required works to the existing system to be carried out by August 2018 and noted that there was no evidence on the current file that this condition had been complied with. However, as this was a new issue and there was already a substantive reason for refusal, the Board decided not to pursue this matter further.