



An  
Bord  
Pleanála

**Board Direction**  
**BD-007868-21**  
**ABP-308839-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2021.

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 site within a rural area under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, such as the current case, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in the rural area, having regard to the viability of smaller towns and rural settlements, and by reference to the rural housing provisions of the Galway County Development Plan 2015-2021, it is considered that the applicant, has not sufficiently demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements in accordance with national policy. In this regard, the Board is not satisfied that the applicant's housing needs could not be satisfactorily met in an established smaller town or village/settlement centre. Therefore, the proposed development does not comply with National Policy Objective 19, the provisions of the 2005 Guidelines and Objective

RHO4 of the Galway County Development Plan 2015-21, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the high water table on site and the information set out in the site characterisation report submitted with the application, the Board cannot be satisfied based on the information within the file, that the proposed development, taken in conjunction with existing development in the vicinity, would not significantly and negatively impact on the environment and would result in an excessive proliferation and concentration of developments in the area served by wastewater treatment systems and discharging to the groundwater. It is considered therefore, that the proposed development would be prejudicial to public health.
3. The proposed development when taken in conjunction with existing development in the vicinity of the site would consolidate and contribute to the build-up and coalescence of ribbon development in this open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005 and to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/04/2021

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Maria FitzGerald