

An
Bord
Pleanála

Board Direction
BD-008024-21
ABP-309097-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2021.

The Board decided to refuse permission for the following reasons and considerations.

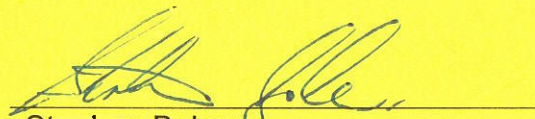
Reasons and Considerations

1. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, 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 a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19 and the applicant does not come within the scope of the housing need criteria set out in the Galway County Development Plan 2015-2021. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual private effluent treatment systems in the area and would, therefore, be prejudicial to public health, but decided not to include this as an additional reason having regard to the substantial reason for refusal above.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the applicant comes within the scope of the housing need criteria for the rural area set out in the Galway County Development Plan 2015-2021, neither has the applicant demonstrated adequate compliance with National Policy Objective 19 of the National Planning Framework (February 2018). Furthermore, the Board noted the Inspector's concerns relating to the concentration of individual wastewater treatment systems in the vicinity of the site and, therefore, were not satisfied that the proposed development would not be prejudicial to public health.

Board Member


Stephen Bohan

Date: 28/04/2021

[Please issue a copy of this Direction with the Board Order to the parties.]