



An
Bord
Pleanála

Board Direction
BD-010028-22
ABP-310040-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2022.

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 in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local government 2005,
- National Objective 19 of the National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under 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
- the provisions of the Galway County Development Plan 2015 – 2021, which facilitates the provision of housing for applicants that demonstrate both Rural Links and a Substantiated Rural Housing Need as defined in the Development Plan

- the absence of relevant documentation to adequately demonstrate a substantiated rural housing need

the Board could not be satisfied on the basis of the information on the file that the applicant came within the scope of either the economic or social need criteria as set out in the overarching National Guidelines or the definition of a rural Link in accordance with the relevant criteria of the Galway County Development Plan 2015 – 2021.

The proposed development, in the absence of any identified locally based need for the house at this location, would result in a haphazard and unsustainable form of development in an unserviced area, 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 and undermine the settlement strategy set out in the Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Note 1: Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities, and would, therefore, be contrary to the proper planning and sustainable development of the area. The Board considered that this was a new issue in the context of the appeal and in the context of the substantive reason for refusal set out above, decided not to pursue this issue.

Note 2: It is considered that, taken in conjunction with the existing dwellings in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area, which would give rise to the cumulative risk of water pollution. The proposed development, would, therefore, be prejudicial to public health. The Board considered that this was

also a new issue in the context of the appeal and in the context of the substantive reason for refusal set out above, decided not to pursue this issue.

Copy of Board Direction to issue with the Board Order.

Board Member

Maria FitzGerald
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Date: 16/02/2022

