

An
Bord
Pleanála

Board Direction
BD-010030-22
ABP-311155-21

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 Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local government 2005,
- the provisions of the Galway County Development Plan 2015 – 2021,
- the location of the site within a Structurally Weak Area and in Rural Housing Zone 3 - Landscape Zone 3, 4, 5,
- the requirements of Objective RHO3 where an applicant seeking to construct a rural house in the open countryside is required to demonstrate Substantiated Rural Housing Need and Rural Links as defined in the Development Plan and
- the absence of any details to substantiate the applicant's rural linkage to this area

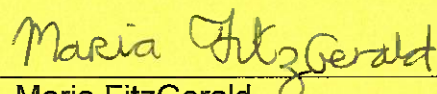
the Board could not be satisfied on the basis of the information on the file that the applicant came within the scope of either the economic or social need criteria as set out in the overarching National Guidelines or the definition of a rural Link in

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.

- 2) Notwithstanding the proposal to use a proprietary domestic wastewater treatment system on site, the Board had regard to the poor soil conditions and the shallow bedrock on site, to the proliferation of domestic wastewater treatment systems in this rural area, and to the Sustainable Rural Housing guidelines 2005 which recommends, in an un-sewered rural areas, avoiding sites where it is inherently difficult to provide and maintain wastewater treatment and disposal facilities and could not be satisfied, on the basis of the information on the file, that the impact of the proposed development in conjunction with existing waste water treatment systems in the area would not give rise to a risk of groundwater pollution. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

Board Member



Maria FitzGerald

Date: 16/02/2022