



An  
Bord  
Pleanála

**Board Direction**  
**BD-014637-23**  
**ABP-314326-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2023.

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 unserviced nature of Na Forbacha, specifically the absence of existing or proposed public infrastructure facilities for the treatment and disposal of foul water, to the nature of the proposed development, including 9 no. residential units, and the proposal to serve the development with a shared waste water treatment plant, it is considered that the proposed development would be contrary to Policy Objective SS7 of the Galway County Development Plan 2022-2028, which requires that development in Rural Settlements and Rural Nodes (Level 7) shall be considered on the basis of, *inter alia*, infrastructural capacity, Policy Objective RC5 of the Galway County Development Plan 2022-2028, which supports the clustering of five houses or less with individual waste water treatment plants on un-serviced lands in villages, and Policy Objective RC6 of the Galway County Development Plan 2022-2028, which provides that multi-house developments within the footprint of villages will be considered subject to, *inter alia*, services. Furthermore, it is considered that the proposed development does not comply with 'Treatment Systems for Small Communities, Business, Leisure Centres and Hotels', 1999 in respect of separation distances between residential development and waste water treatment plants. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development on the seaward side of the R336, within a 'Coastal Landscapes' typology with a 'special sensitivity', and along the Galway Bay Scenic Route, it is considered that the proposed development by virtue of its scale, massing and design, would be visually obtrusive and would fail to assimilate into the coastal landscape at this location. As a result, the proposed development would be seriously injurious to the visual amenities and landscape character of this coastal location, and, would be contrary to the proper planning and sustainable development of the area.

**Board Member** Eamonn James Kelly **Date:** 21/11/2023  
Eamonn James Kelly

Note

The Board noted the site is located in a designated Gaeltacht area within the Galway County Development Plan 2022-2028, and Policy Objective GA5 therein requires the submission of a Linguistic Impact Statement for housing proposal consisting of two or more houses. However, given the substantive reason for refusal set out above, the Board decided not to seek further information concerning this new issue.