

An  
Bord  
Pleanála

**Board Direction**  
**BD-015558-24**  
**ABP-315962-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.


The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site of the proposed development is located within an 'Area Under Strong Urban Pressure' in the Galway County Development Plan 2022. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the housing need criteria as set out in Policy Objective RH2 of the Galway County Development Plan 2022-208. The proposed development would, therefore, be contrary to the Galway County Development Plan 2022-2028. 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 be contrary to the proper planning and sustainable development of the area.
2. Having regard to the information submitted with the planning application/appeal, specifically ambiguity in relation to the location of components of the proposed waste water treatment system, it is unclear whether the proposed development complies with the Code of Practice Domestic Wastewater Treatment Systems (p.e.  $\leq 10$ ) 2021 (EPA), in

particular the requirements set out in Table 6.2. The Board is therefore not satisfied that the site is capable of treating foul effluent arising from the dwelling. Accordingly, the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Henchy

**Date:** 27/02/2024