



An
Bord
Pleanála

Board Direction
BD-014815-23
ABP-316007-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2023.

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

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in both directions. 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 site within the Metropolitan Area Strategic Plan (MASP) in an area where housing is restricted to persons demonstrating local need in accordance with Policy Objective RH 1 Rural Housing Zone 1 (Rural Metropolitan Area) of the Galway County Development Plan 2022-2028, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, 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. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered the applicant has not demonstrated that the existing system can adequately and safely dispose of domestic effluent from the new dwelling. The development may therefore be prejudicial to public health and a risk to surface water. It is also considered that taken in conjunction with the existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks in the area.

Board Member


Mary Henchy

Date: 08/12/2023