

An  
Bord  
Pleanála

**Board Direction**  
**BD-015516-24**  
**ABP-316048-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

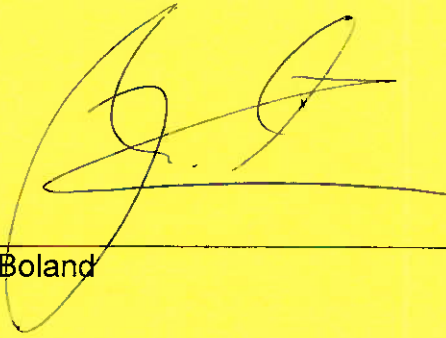
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to Policy Objective RC 2 Rural Housing in the Countryside of the Galway County Development Plan 2022-2028 that seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with Rural Housing Policy Objectives and specifically policy objective RH 4 that sets out qualifying criteria for those with a genuine rural generated housing need seeking to construct a dwelling house within the Rural Housing Zone 4, it is considered that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with policies and objectives of the Development Plan. 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 contravene the provisions of the Development Plan. 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 subject site adjacent to the Connemara Bog Complex SAC and close to the Kilkieran Bay and Islands SAC and having regard to the information provided with the application, including the lack of content and level of analysis with reference to an assessment of the potential impacts of the domestic effluent treatment system design on groundwater pathways, the Board cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of the Connemara Bog Complex SAC and the Kilkieran Bay and Islands SAC, in view of the site's conservation objectives and qualifying interests. In such circumstances the Board is precluded from granting planning permission for the proposed development.

**Board Member**

  
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Joe Boland

**Date:** 22/02/2024