



An  
Bord  
Pleanála

**Board Direction**  
**BD-017918-24**  
**ABP-319108-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2024.

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

### **Reasons and Considerations**

1. On the basis on the information supplied, it appears to the Board that the development for retention serves both agricultural and domestic purposes. The application for retention of the shed/stable was submitted under Class 2 of the Planning and Development Regulations; however, the applicant has indicated that the intended use is for agricultural purposes. Consequently, the appropriate application should fall under Class 3, which pertains specifically to agricultural developments. Therefore, the public notices do not accurately reflect the true nature and purpose of the development. It is considered that it would be inappropriate for the Board to consider the grant of permission in such circumstances.
2. It is considered that the home office with private gym room and domestic shed with pony stable for which retention has been sought by reason of its siting and arrangement would be an overdevelopment of the site and would constitute haphazard and disorderly development, would result in a built form that would not fit appropriately or integrate effectively into this rural location

and would not be in accordance with Policy Objective RH 9 or DM Standard 8 of the Galway County Development Plan 2022 – 2028.

3. In the absence of sufficient information to demonstrate the adequate control and management of soiled water from the existing dungstead, and in the absence of submission of design calculations for the storage of effluents as required by DM standard 14 of the Galway County Development Plan 2022 – 2028, the Board cannot be satisfied that there is adequate control of soiled waters on site and the risk to ground and surface water has been minimised. The development for retention would, therefore, be prejudicial to public health.
4. Having regard to the location of the site adjacent to Special Area of Conservation sites Rahasane Turlough SAC 000322 and Rahasane Turlough SPA 004089, and the inadequacy of the information provided on the impact of the development to be retained on hydrological conditions within these sites, the Board was unable to ascertain that the proposed development will not significantly affect the integrity of a European Site and, therefore, considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Joe Boland

**Date:** 21/10/2024