



An  
Bord  
Pleanála

**Board Direction**  
**BD-018411-24**  
**ABP-320604-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2024.

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 NR1 (Protection of Strategic Roads), Policy Objective NR4 (New Accesses Directly on National Roads) and DM Standard 26 (Access to National and Other Restricted Roads for Residential Developments) of the Galway County Development Plan 2022-2028; the Spatial Planning and National Roads Guidelines for Planning Authorities, issued by the Department of Environment, Community and Local Government in 2012, specifically Sections 2.5 and 2.6 which relate to the creation and/or intensification of vehicular accesses directly from the national road network; it is considered that the development of a new dwellinghouse on the subject site would potentially result in an intensification of use of an existing entrance to a national road, which would endanger public safety by reason additional traffic turning movements from and to the N67 National Secondary Route, at a point where an 80kph speed limit applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and appeal, including an Appropriate Assessment Screening Report, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the development, individually or in combination with other plans or projects, would not be likely to have a significant effect on European site Numbers 000268 (Galway Bay Complex Special Area of Conservation) and 004031 (Inner Galway Bay Special Protection Area), in view of the sites' conservation objectives, by reason of a possible hydrological link to these sites via groundwater and the failure of the application to demonstrate that there is an adequate area available with a depth of suitable soil on the site in which to safely dispose treated effluent on-site, notwithstanding the proposed use of a secondary wastewater treatment system and raised soil polishing filter. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Liam McGree

**Date:** 10/12/2024