

An
Bord
Pleanála

Board Direction
BD-019803-25
ABP-321418-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

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

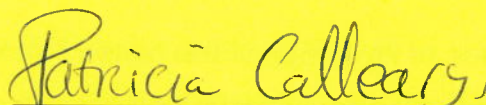
Reasons and Considerations

1. Having regard to the deficiency of the existing northern section of the accessway serving the site, including in relation to its width, alignment, and surface condition, and in the absence of adequate details submitted as part of the application, the Board was not satisfied that it has been adequately demonstrated as to how the accessway would function safely as a private access road serving a dwelling. It is therefore considered that the proposed development would not be in accordance with the provisions of the Galway County Development Plan 2022-2028, including DM Standard 30 regarding development on private roads and which states where the capacity, width, surface condition, or alignment of a private road is deemed inadequate, then development will not be favoured. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that by reason of its design of the house that includes a substantial basement requiring significant ground excavation and an extensive driveway that would be a significant setback distance from the public roadside would be contrary to the provisions of the Galway County Development Plan

2022-2028, in particular of Policy Objective RH 9 (a,b and c) (Design Guidelines), DM Standard 8 (Site Selection and Design). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the 'extreme' groundwater vulnerability overlying a 'regionally' important aquifer, and the presence of high bedrock and outcrops on the property as observed during the physical inspection of the site, the Board cannot be satisfied that effluent from the proposed development would be satisfactorily treated and disposed of onsite and that this would not give rise to an unacceptable risk of groundwater pollution, notwithstanding the proposed use of a tertiary wastewater treatment system. The proposed development would, therefore, not be in accordance with the provisions of the Galway County Development Plan 2022-2028 regarding private wastewater treatment plants, including that of Policy Objective WW 6 (Private Wastewater Treatment Plants), and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. In the absence of evidence of an available potable water supply at the location of the proposed house, it is considered that the proposed development would not be in accordance with the provisions of the Galway County Development Plan 2022-2028, wherein it is a policy (Table 14.2 Climate Adaption Measures) to ensure adequate/appropriate water supply and drainage provision when considering applications for development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 28/05/2025