

An  
Bord  
Pleanála

**Board Direction**  
**BD-019664-25**  
**ABP-321642-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2025.

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

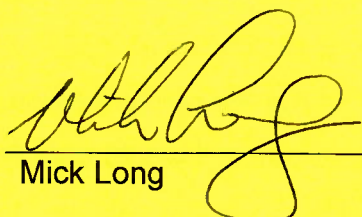
### **Reasons and Considerations**

1. Having regard to the planning history on the lands and the nature of the previous structures thereon, the requirements of Policy Objective RH 7 (Renovation of Existing Derelict Dwelling) have not been satisfied. Having regard to the site location in a rural area under strong urban pressure as defined in the Galway County Development Plan 2022-2028 where Policy Objective RH 1 (Rural Housing Zone 1 – Rural Metropolitan Area) is applicable, where new housing is restricted to persons who can demonstrate a rural housing need, it is considered that the applicant has not demonstrated that they are seeking to develop their first home on the existing family holdings or lands and has not substantiated the required social links to the rural area. On this basis, in the absence of a demonstrated local based need for the house, the development would contribute to the 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. In this regard, the development would constitute a material contravention of DM Standard 7 (Rural Housing) and Policy Objective RH 1 (Rural Housing Zone 1 – Rural Metropolitan Area). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development which is setback less than 15m from the existing carriageway would endanger public safety by reason of a traffic hazard as a result of the site layout where it has not been demonstrated that adequate sightlines can be maintained and provided without significant impacts on the roadside boundaries, where adequate parking provision has not been demonstrated and it has not been demonstrated that sufficient provision has been made for access to the site and to the public road where the alignment is inadequate. This is contrary to Section 15.5.2 Guidelines for Roads and Parking and DM Standard 29 and DM Standard 28 of the Galway County Development Plan 2022-2028. The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the restricted area of the site and to the information on the file, the applicant has not demonstrated that the existing effluent treatment system with upgrades can adequately and safely dispose of domestic effluent from the new dwelling. The development would, therefore, not comply with Section 15.6.1 Water and Wastewater and DM Standard 38 of the Galway County Development Plan 2022-2028 and would be prejudicial to public health. It is also considered that, taken in conjunction with the existing development in the vicinity, the development proposed for retention would result in an excessive concentration of development served by septic tanks in the area. The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 14/05/2025