

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 16/213

An Bord Pleanála Reference Number: PL 07.247158

APPEAL by Conor Diviney care of McCarthy, Keville O'Sullivan Limited of Block 1, GFSC, Moneenageisha Road, Galway against the decision made on the 29th day of July, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, waste water treatment unit, percolation area and domestic garage in the townland of Kilbeacanty, Gort, County Galway.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

exacerbate and consolidate a trend towards a pattern of haphazard larger suburban type housing located within an open landscape context in an unzoned rural area and would lead to an erosion of the rural and landscape character of this area, which would be contrary to the *Design Guidelines for the Single Rural House* referred to in Objective RHO 9 of the Galway County Development Plan 2015-2021. Furthermore, having regard to the nature of the proposed development it is considered that the proposed development would lead to increased demands for the uneconomic provision of public services and facilities where these are neither available nor proposed in the said development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. It is considered that, having regard to the evidence of poor drainage including free flowing drainage characteristics of the site which is located within with a possible high water table in proximity of the site to a turlough and to areas susceptible to flooding, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual waste water treatment systems in the area. It also has not been ruled out that the proposed development would not cumulatively have an impact on groundwater in the area. Therefore, the Board is not satisfied based on the documentation submitted that the proposed development would comply with Policy NHB4 of the Galway County Development Plan 2015-2021 and would not impact adversely on water resources in the area or Natura 2000 sites.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.