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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 17/1036**

**APPEAL** by Gerry Fahy care of GormanCad of 16 Dunard, Craughwell, Galway against the decision made on the 27<sup>th</sup> day of February, 2018 by Galway County Council to refuse permission.

**Proposed Development** Construction of eight number dwellings and eight number garages serviced with individual wastewater treatment plants. Included also is the construction of an estate road with new road access, footpaths and lighting to service the dwellings and all associated site works and landscaping and public green space within the estate at Brooklodge Demesne, Ballyglunin, County Galway.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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**

1. It is considered that the proposed development would constitute undesirable suburban type development in a rural area outside lands zoned for residential development and would be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, and to the settlement policies of the Galway County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the rural nature and character of the site, it is considered that the proposed development would be visually incongruous and would adversely affect the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The Board do not consider that the individual treatment of foul water on site can provide a sufficient and safe treatment system to serve the proposed housing development. The proposed development would be prejudicial to public health, would create an unacceptable threat of water pollution and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. On the basis of the information lodged with the application and the appeal and having regard to the proposal to provide multiple individual wastewater treatment systems to service the development, the Board cannot be satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Lough Corrib Special Area of Conservation (Site Code: 000297), or any other European site, in view of the site's conservation objectives. In such circumstances the Board is precluded from granting permission.

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**Stephen Bohan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**