



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/157

APPEAL by Martin Murphy care of MKO of Tuam Road, Galway against the decision made on the 2nd day of April, 2019 by Galway County Council to refuse permission for the proposed development.

Proposed Development: A residential development at Ardrahan South, Ardrahan, County Galway. The proposed development consists of the provision of a total of 23 number residential detached dwellings. The development includes for the demolition of an agricultural structure on the site. The development also includes for the construction of a communal wastewater treatment plant and utility building, together with all associated landscaping, boundary treatments, potable water well and site works. A Natura Impact Statement accompanies this planning application.

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

Notwithstanding the location of the subject site at Ardrahan, and the designation of Ardrahan as one of the 'Tier 5' settlements, which according to paragraph 2.6.6. of the Galway County Development Plan 2015-2021, have the potential to support additional growth, with the clear intention that the inclusion of a settlement within 'Tier 5' is to provide a plan-led approach to securing investment in wastewater treatment in these settlements, where such investment is required, it is considered that, by reason of the absence of plans to provide public sewerage facilities to serve this settlement and the reliance of the proposed development on a private effluent treatment system, within an area which is underlain by karstified bedrock, the proposed development would be premature due to the deficiencies in the availability of public sewerage infrastructure serving the area and the period within which such constraints might reasonably be expected to cease and in the absence of such public facilities would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2019.