



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 2260906

APPEAL by Mr and Mrs Michael Sullivan of The Old School House, Ardbear, Clifden, County Galway and by Sandra and Lisa Glynn of Ardbear, Clifden, County Galway against the decision made on the 4th day of April 2023 by Galway County Council to grant, subject to conditions, a permission to Western Veterinary care of MJ Designs of Boleybeg East, Barna, County Galway in accordance with the plans and particulars submitted to the said Council..

Proposed Development: (a) New Veterinary Clinic building and yard, (b) sewage treatment plant and percolation area, (c) internal road and carparking, (d) realignment of the access junction onto the R341 to include widening of local road and construction of new footpath, (e) along with all ancillary site works and site services, at Ardbear, Clifden, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the soil conditions and the existence of bedrock near the surface within the appeal site and the high water table, the Board is not satisfied, on the totality of information provided with the planning application and the appeal response, that effluent from the development can be satisfactorily treated and/or disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health and contrary to policy objective NHB 3 of the Galway County Development Plan 2022-28 regarding the protection of European sites and would be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal response, with particular regard to a potential deterioration in groundwater quality as a result of the wastewater treatment proposals and the existence of bedrock within the site at or near the surface, as well as potential disturbance to habitats and species as a result of the potential groundwater connectivity, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Connemara Bogs Complex Special Area of Conservation (Site code 002034) in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.



Mick Long

Member of An Bord Pleanála

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

Dated this 3rd day of January 2025.