



An  
Bord  
Pleanála

**Board Order**  
**ABP-319108-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2361415**

**APPEAL** by Sharon Raftery care of Environ Consulting Limited of Suite Three, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 26<sup>th</sup> day of January, 2024 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of home office with private gym room, connection to existing septic tank, retention of domestic shed with pony stable, on extended site area to that approved under planning register reference number 04/2058 at Cranage, Craughwell, County Galway.

## **Decision**

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

## Reasons and Considerations

1. On the basis of the information supplied, the Board considers that the development for retention serves both agricultural and domestic purposes. The application for retention of the shed/stable was submitted under Class 2 of the Planning and Development Regulations; however, the applicant has indicated that the intended use is for agricultural purposes. Consequently, the appropriate application should fall under Class 3, which pertains specifically to agricultural developments. Therefore, the public notices do not accurately reflect the true nature and purpose of the development. It is considered that it would be inappropriate for the Board to consider the grant of permission in such circumstances.
2. It is considered that the home office with private gym room and domestic shed with pony stable for which retention has been sought, by reason of its siting and arrangement, would be an overdevelopment of the site and would constitute haphazard and disorderly development, would result in a built form that would not fit appropriately or integrate effectively into this rural location and would not be in accordance with Policy Objective RH 9 or DM Standard 8 of the Galway County Development Plan 2022-2028.
3. In the absence of sufficient information to demonstrate the adequate control and management of soiled water from the existing dungstead, and in the absence of submission of design calculations for the storage of effluents as required by DM standard 14 of the Galway County Development Plan 2022-2028, the Board cannot be satisfied that there is adequate control of soiled waters on site and the risk to ground and surface water has been minimised. The development proposed for retention would, therefore, be prejudicial to public health.

4. Having regard to the location of the site, adjacent to European sites Rahasane Turlough Special Area of Conservation (Site Code 000322) and Rahasane Turlough Special Protection Area (Site Code 004089), and the inadequacy of the information provided on the impact of the development to be retained on hydrological conditions within these sites, the Board was unable to ascertain that the proposed development will not significantly affect the integrity of a European Site and, therefore, considers that the proposed development would be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this 29<sup>th</sup> day of October 2024.