



An
Bord
Pleanála

Board Order ABP-321418-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 24/61238

Appeal by Evan Lenihan care of Gerard Hanniffy of Suite 21, Oran Court, Orantown Centre, Oranmore, County Galway against the decision made on the 13th day of November, 2024 by Galway County Council to refuse permission for the proposed development.

Proposed Development: The construction of a single dwellinghouse, domestic garage, a Ter 3 tertiary effluent treatment system and associated percolation area and all associated site services at a site in the townland of Cloonboo, Corrandulla, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the deficiency of the existing northern section of the accessway serving the site, including in relation to its width, alignment, and surface condition, and in the absence of adequate details submitted as part of the application, the Board was not satisfied that it has been adequately demonstrated as to how the accessway would function safely as a private access road serving a dwelling. It is, therefore, considered that the proposed development would not be in accordance with the provisions of the Galway County Development Plan 2022-2028, including DM Standard 30 regarding development on private roads and which states where the capacity, width, surface condition, or alignment of a private road is deemed inadequate, then development will not be favoured. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its design of the house that includes a substantial basement requiring significant ground excavation, and an extensive driveway that would be a significant setback distance from the public roadside would be contrary to the provisions of the Galway County Development Plan 2022-2028, in particular of Policy Objective RH 9 (a, b and c) (Design Guidelines), DM Standard 8 (Site Selection and Design). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the 'extreme' groundwater vulnerability overlying a 'regionally' important aquifer, and the presence of high bedrock and outcrops on the property as observed during the physical inspection of the site, the Board cannot be satisfied that effluent from the proposed development would be satisfactorily treated and disposed of onsite, and that this would not give rise to an unacceptable risk of groundwater pollution, notwithstanding the proposed use of a tertiary wastewater treatment system. The proposed development would, therefore, not be in accordance with the provisions of the Galway

County Development Plan 2022-2028, regarding private wastewater treatment plants, including that of Policy Objective WW 6 (Private Wastewater Treatment Plants), and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. In the absence of evidence of an available potable water supply at the location of the proposed house, it is considered that the proposed development would not be in accordance with the provisions of the Galway County Development Plan 2022-2028, wherein it is a policy (Table 14.2 Climate Adaption Measures) to ensure adequate/appropriate water supply and drainage provision when considering applications for development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 29th day of May 2025.