



## Board Direction

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**Ref: 07.246766**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup>, September 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### REASONS AND CONSIDERATIONS

It is considered that the proposed development by reason of its design, scale, mass and bulk on an elevated site within a Class 3 Landscape as designated in the Galway County Development Plan 2015-2021 would constitute a highly intrusive feature in the landscape that would contribute to undesirable ribbon development, would detract from the rural character and amenities of this rural area and would contribute to the erosion of the visual and environmental amenities of the surrounding area. The proposed development would, thus, seriously injure the amenities of the area, contravene 'Policy LCM 1 – Preservation of Landscape Character', 'Objective LCM 1 – Landscape Sensitivity Classification', 'Objective LCM 2 – Landscape Sensitivity Ratings' and 'Objective RHO 9 – Design Guidelines' of the Galway County Development Plan 2015 – 2021 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board generally agreed with the decision of the planning authority that the proposed development by reason of its design, scale mass and bulk on this elevated site would represent an unduly intrusive feature in the landscape at this location. The Board also considered that the proposed development would contribute to undesirable ribbon development and set an undesirable precedent for similar development in the vicinity of the site.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 6<sup>th</sup>, September 2016