



An
Bord
Pleanála

Board Direction
PL07.249327

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The development proposed for retention and completion, in view of its elevated and prominent siting on Omey Island, would break the skyline and be visible from tourist routes including the viewing point from the mainland and is in a highly scenic coastal location in an area of 'Outstanding' Landscape Value Rating as shown on Map LCM1, and shown as a Class 4 'Special' Landscape in the Galway County Development Plan 2015-2021. As such it would be contrary to Policy LCM1 which seeks to preserve and enhance the character of the landscape and to DM Standard 6 of the said Plan, which seeks to avoid obtrusive locations and provide for the assimilation of development into the landscape. The prominent siting detracts from the character of the landscape and would be contrary to Section 3.3.1 of the 'Sustainable Rural Housing Guidelines for Planning Authorities' 2005 issued by the Department of the Environment, Heritage and Local Government. As such it is considered that it would set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th February 2018

Eugene Nixon