



An
Bord
Pleanála

Board Direction
PL07.249421

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 5th 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 site of the proposed development is located in an area where the landscape is designated as Sensitivity Class 3, as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development in order to minimise visual intrusion, as set out in the current Galway County Council Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its excessive height and scale, and inappropriate and overcomplicated design, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to insufficient information submitted in relation to the proposals for waste water treatment, in accordance with the "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)", 2009 and subsequent clarifications issued by the Environmental Protection Agency, the Board is not satisfied that the proposed development would not have the potential to pose an unacceptable risk to receiving waters, and in the absence of such information and of a Natura Impact Statement, the Board accordingly 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 Loch Corrib SAC (Site Code No. 000297) and Loch Corrib SPA (Site Code No. 004042), in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting approval/permission.

3. The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Development Plan for the area and the documentation on file. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of a site-specific flood risk assessment, including analysis of such risk, and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 5th March 2018

Philip Jones