



An  
Bord  
Pleanála

**Board Direction**  
**BD-000299-18**  
**ABP-300207-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2018.

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 within 'Rural Areas under Strong Urban Pressure' as set out in the Galway County Development Plan 2015-202, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Design Guidelines for Single Rural Houses, which Guidelines are considered to be reasonable. The site is also located on lands which are identified as having a high Landscape Sensitivity rating and within a protected Focal Point/ View. Having regard to the topography of the site and the height of the dwelling, 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 coastal landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity and therefore be contrary to policy NHB 10 of the development plan, Protection of the Coastal Zone, which requires the protection of the visual values of the coast and conservation of the character, quality and distinctiveness of seascapes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to unavailability of any trial holes to inspect and the information on the planning application in relation to the high water table on the site and the location of natural wetlands in the immediate vicinity, the Board is not satisfied that the effluent from the development can be satisfactorily treated or disposed of on the site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

3. The proposed development is c. 6m from an area which is identified as being at risk from coastal flooding and in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, in accordance with Planning System and Flood Risk Management Guidelines, 2009, the Board is not satisfied the site would not be at risk of flooding. The proposed development would be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 11/05/2018

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Paul Hyde