



An  
Bord  
Pleanála

**Board Direction**  
**BD-000718-18**  
**ABP-300592-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The desirability in principle of improving water storage capacity on Inis Meáin is accepted. However, having regard to:

- The unsatisfactory technical case presented for the scale and configuration of water storage sought,
- The design approach as applied for, which is not sympathetic to the landscape and integrates poorly with existing tanks in place at both upper and lower sites, with respect to form and materials,
- The visual impact of the proposed tanks in this sensitive landscape identified as a 'level 5 – unique' in the Galway County Development Plan, in particular on the upper site, including with respect to the amenities of nearby residential property,

The board is not satisfied that the visual impacts of the proposed development are justifiable. This is notwithstanding the design improvements made in the further information response. The proposed development would therefore seriously injure the amenities of the area and of property in the vicinity 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 for a single tank on the lower site only, the Board was not satisfied that the concerns as expressed in the refusal reason could be dealt with by granting a modified form of development only. This solution might not meet the water storage needs. It was considered preferable that the proposal be examined again by the applicant in its totality. In this regard, more information should be presented on the volume of storage necessary, and on the alternatives as to how that might be delivered in a sensitive manner taking more cognisance of the location and its context (visual and natural heritage).

**Board Member**

**Date:** 18/07/2018

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Conall Boland