



An
Bord
Pleanála

Board Direction
BD-001297-18
ABP-301623-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

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

Reasons and Considerations

1. Having regard to the configuration and exposed coastal nature of the site, to the scale, nature and relationship to the established dwelling on the site, it is considered that the proposed development, would constitute overdevelopment of the site, would be injurious to the visual and rural amenities of the area, would contravene materially the objectives of the planning authority as set out in the development plan and would therefore be contrary to the proper planning and sustainable development of the area.
2. DM Standard 29: Effluent Treatment Plants of the Galway County Development Plan requires that each dwelling house shall be serviced by its own septic tank or treatment plant and shall not share this facility with any other dwelling other than in exceptional circumstances. The proposal to provide a communal system would conflict with the stated development plan standard. Accordingly, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for the future occupants of the proposed development, would be prejudicial to public health and would set an undesirable precedent for similar such

development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the proposed development adjacent to the shoreline, to the provisions of the Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009, and to DM Standard 42: Coastal Management and Protection of the Galway County Development Plan 2015-2021 the Board is not satisfied that the proposed development adopts a sufficient setback from the shoreline. Accordingly, the proposed development would be subject to potential rising sea levels as a result of climate change including global warming. The proposed development would conflict with the development plan standards and would be contrary to the document the Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/10/2018

Terry Ó Niadh