



An
Bord
Pleanála

Board Direction
BD-002555-19
ABP-302880-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 11th 2019.

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

Reasons and Considerations

Having regard to the planning history of the subject site, and its locational context, it is considered that the development for which retention is sought, which comprises a large shed to be used for agricultural storage and stables as a stand-alone building/facility on a relatively small landholding, by reason of its scale, mass and bulk, and its location on elevated ground within a rural area of High Landscape Sensitivity (Class 3) in the Galway County Development Plan 2015 – 2021, would detract from the visual and residential amenities of the area, would interfere with the character of the landscape, contrary to objectives LCM-1 and LCM 2 of this Development Plan, and would set an undesirable precedent for similar future development in the area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board did not agree with the Inspector that the subject development was well screened from view from the surrounding roads, nor

that it was not on an elevated location. In this regard, the Board concurred generally with the view of the planning authority in its first reason for refusal. Furthermore, although the Board agreed with the Inspector's concerns about traffic hazard, it noted that the Inspector's recommended reason for refusal in relation to this matter would represent a new issue in the context of the appeal, and decided not to include it in the light of the substantive reason for refusal set out above.

[Please issue a copy of this Direction to the parties, and observers, with the Board Order.]

Board Member

Date: 11th March 2019

Philip Jones