



An
Bord
Pleanála

Board Direction
BD-002743-19
ABP-303128-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2019.

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

Reasons and Considerations

Having regard to the location of the proposed development close to the coastline at Mweeloon Bay, rated as being a "Class 3 – Highly Sensitive" Landscape Sensitivity and Character Area in the current Galway County Development Plan, 2015-2021, it is considered that the proposed house would not fit appropriately or integrate effectively into this locally elevated and visually prominent location. As such, it would seriously injure the visual amenities of the area and would, accordingly, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/04/2019

Terry Prendergast

Note :

The Board is also not satisfied that the proposed development is consistent with National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Given the substantive reason for refusal above, it was decided not to circulate this matter to the parties to the appeal for comment.