



An
Bord
Pleanála

Board Direction
BD-003269-19
ABP-303667-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/6/2019.

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 information provided with the application and appeal particularly in relation to the potential for flood impacts, and the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Inner Galway Bay Special Protection Area (Site Code: 004031) and Galway Bay Complex Special Area Conservation (Site Code: 000268) or any other European site, in view of the sites' Conservation Objectives. In such circumstances the Board is precluded from granting permission for the proposed development.
2. Having regard to the site location at the edge of the settlement of Furbo on the seaward side of the R336, (a coastal route on the Wild Atlantic Way) from which there are protected views, it is considered that the proposed development of a cluster of five two-storey dwellings would be visually obtrusive and would fail to assimilate into the coastal landscape at this location. As a result, the proposed development would be seriously injurious to the visual amenities and landscape character of the coastal location, would

set precedent for further similar development in the vicinity and, would be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied, based on the information available in connection with the application and the appeal, that the proposed development would not give rise to increased risk of flooding to the site and to adjoining development on adjacent lands. As a result, the proposed development would be prejudicial to public health and would be contrary to the proposer planning and sustainable development of the area.

4. Taken in conjunction with the existing and permitted development in the vicinity and the absence of existing or proposed public infrastructure facilities for the treatment and disposal of foul water, it is considered that the proposed development may not be drained satisfactorily, would result in an excessive concentration of development serviced by private effluent treatment and disposal systems and would set precedent for further similar development. The proposed development would therefore be prejudicial to public health.

Board Member

Date: 11/06/2019

Maria FitzGerald