



An
Bord
Pleanála

Board Direction

BD-007090-20

ABP-307723-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2020.

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

Reasons and Considerations

The proposed development for retention and completion is different to that previously permitted (ref no. 06/2813 and extension for duration granted under ref no. 11/1713) and the construction of this newly sited dwelling house does not comply with Objective RH0 6 relative to the replacement of a habitable dwelling or to Objective RH0 7 relative to renovation of an existing derelict dwelling/semiruinous dwelling. As shown on Map Rural Housing RH0 2 of the Galway County Development Plan 2015-2021, the criteria relative to Objective RH0 3 – Rural Housing Zone 3 (Landscape 3, 4 and 5) and DM Standard 39 (Compliance with Landscape Sensitivity Designations – Islands around the coastline have a unique sensitivity) would apply. Having regard to the documentation submitted, and national policy as set out in the National Planning Framework- Project Ireland 2040 and in particular National Planning Objective 19, the applicant has not demonstrated compliance relative to Rural Links or Substantial Rural Housing Need in accordance with the Development Plan objective and the definitions applied. The proposed development and the development proposed to be retained, which does not cater for locally derived housing need, would conflict with the policies of the Development Plan and would also be contrary to National Planning Objective 19, having regard to the viability of

smaller towns and rural settlements and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/12/2020

Terry Prendergast

Note:

The Board also considered that the development proposed to be retained and completed, notwithstanding the revisions made to the design and to the scale of the dwelling, in view of its elevated and prominent siting on Omey Island, would break the skyline and be visible from tourist routes including the viewing point from the mainland and is in a highly scenic coastal location in an area of 'Outstanding' Landscape Value Rating as shown on Map LCM1, and shown as Class 4 "Special" landscape in the Galway County Development Plan 2015-2021. As such it would be contrary to Policy LCM 1 which seeks to preserve and enhance the character of the landscape and DM Standard 6 as set out in the said Plan, which seeks to avoid obtrusive locations and provide for assimilation of development into the landscape. Having regard to its prominent siting, it is considered the development proposed to be retained and completed detracts from the character of the landscape and would be contrary to Section 3.3.1 of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the development proposed to be retained would, therefore, set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.