



An
Bord
Pleanála

Board Direction
BD-007940-21
ABP-308741-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2021.

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

Reasons and Considerations

1. Objective 19 of the National Planning Framework facilitates the provision of single housing in the countryside in Structurally Weak areas based on siting and design criteria for rural housing in statutory guidelines and plans. In this regard the location of the proposed development is sited in an area identified in the Galway County Development 2015-2021 within a Landscape Sensitivity rating of Class 5 – 'Unique' and a Landscape Value rating of 'Outstanding'. It is considered that the proposed development, by reason of its siting in a Class 5- Unique Landscape, an elevated location, and in the absence of consideration of alternative sites within the landholding, would not be capable of satisfactory assimilation into this 'Unique' and 'Outstanding' landscape. The proposed development would be contrary to National Policy Objective 19 of the National Planning Framework, Objective LCM 2 and DM Standards 6 & 39 of the Galway County Development Plan 2015-2021 and would interfere with the character of the landscape, would detract from the visual amenity of the area, would militate against the preservation of the rural environment and would set an undesirable precedent for similar development in the area.

2. In the absence of a site suitability assessment of the site and proposals to treat and dispose of wastewater within the application site, the Board is not satisfied that effluent from the development can be satisfactorily treated and or disposed of on site. Proposals to treat and dispose of wastewater off site and significantly remote from the proposed house and outside the guaranteed and independent control of the applicant would not be in accordance with orderly development, proper planning and sustainable development. The proposed development would, therefore, be prejudicial to public health.

Board Member

Date: 20/04/2021

Michelle Fagan