



An
Bord
Pleanála

Board Direction
BD-013745-23
ABP-313484-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2023.

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

Reasons and Considerations

National Policy 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 Plan 2022-2028 as coastal landscape designated as special in terms of landscape sensitivity with a high sensitivity to change. It is considered that the proposed development, by reason of its siting in an elevated location, and in the absence of consideration of alternative sites and solutions within the landholding, would not be capable of satisfactory assimilation into this special landscape. The proposed development would be contrary to National Policy Objective 19 of the National Planning Framework, Objective LCM 1, LCM2 and LCM3 and DM Standards 8 and 46 of the Galway County Development Plan 2022-2028, would interfere with the character of the landscape, would seriously injure 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 15/09/2023