



An
Bord
Pleanála

Board Direction
BD-016630-24
ABP-318081-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

Reasons and Considerations

1. Policy Objective LCM 1 of the Galway County Development Plan 2022-2028 seeks to preserve and enhance the character of the landscape where, and to the extent that, the proper planning and sustainable development of the area requires it, including the preservation and enhancement, where possible of views and prospects and the amenities of places and features of natural beauty or interest. By reason of the scale of the proposed works, design and siting on a substantially elevated coastal site, and having regard to the sensitivity of the site in a Category 3 special coastal landscape, the proposed development would represent an inappropriate form of development of the site and would result in a built form that would not integrate effectively into this rural location. The proposed development would contravene materially policy objectives LCM 1, LCM 2 and LCM 3 and Development Management Standard 8 of the Galway County Development Plan 2022-2028 and National Policy Objective 60 of the National Planning Framework 2018. It is considered that the proposed development would interfere with the character of the landscape, would detract from the visual amenities of the area, would militate against the preservation of the rural environment, would contravene materially development objectives and development management standards contained in the Galway County

Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where the proposed site entrance is deemed unsatisfactory owing to the restricted forward sight distance of vehicles exiting and entering the subject site. It is considered the scale of remedial works required to provide the sightlines from the entrance of the site, would constitute a significant intervention on a local route in contravention of DM Standard 28 and Policy Objective NNR 2 of the Galway County Development Plan 2022-2028 which seeks to safeguard regional and local roads.

3. In the absence of an on-site or public/group scheme water supply to serve the proposed development, it is considered that the development, if permitted in the format proposed, (involving substantial works, piping a private supply of water from outside the red line area across a sensitive landscape without permission) would pose a serious risk to the public health of persons occupying the dwelling house, would be contrary to Policy Objectives WS 5 and WS 7 and Development Management Standard 37 of the Galway County Development Plan, 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member



Peter Mullan

Date: 18/06/2024