



An
Bord
Pleanála

Board Direction
BD-017243-24
ABP-318966-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2024.

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

Reasons and Considerations

1. Based on the information submitted, the Board is not satisfied that the applicant satisfactorily demonstrated compliance with Policy Objective RH 2 of the Galway County Development Plan 2022-2028 to develop their first home in a rural area which is under strong urban pressure. Therefore, the proposed development is considered to materially contravene the rural housing provisions of the said county development plan, would set an undesirable precedent for similar future development in the area, and would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development and structures for retention are located within a designated Class 3 Lake Environs Landscape with a sensitivity rating of "special" with high sensitivity to change. Noting the sensitivities of this Class 3 landscape and the proposed site configuration, it is considered the cumulative impact of all structures proposed and to be retained on site would be significant and not assimilate effectively into this rural location. Accordingly, to grant the proposed development would interfere with the character of the landscape and pattern of development in the area, would

detract from the visual amenity of the area, would militate against the preservation of the rural environment and would be at variance with Policy Objective LCM 3 contained in the Galway County Development Plan, 2022-2028, would set an undesirable precedent for similar future development in the area, and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 16/08/2024