

An
Bord
Pleanála

Board Direction
BD-018342-24
ABP-320607-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

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

Reasons and Considerations

Having regard to the location of the proposed development, in an area that is liable to flooding, the Board considered the proposed development of a vulnerable nature, in this environmentally sensitive location, to be contrary to Policy Objectives FL 2 and FL 3 of the Galway County Development Plan 2022-2028, and therefore contrary to proper planning and sustainable development.


Note

The Board noted that any issue regarding the requirement, or otherwise, of a Maritime Area Consent (MAC) for the proposed development on the shore side of the local road, was a matter for the Maritime Area Regulatory Authority, in its capacity as the competent authority.

The Board also considered that the information provided with the application had not satisfactorily addressed the matters of potential traffic hazard, potential impacts on this environmentally complex and sensitive area, or details of appropriate design and integration with the landscape. While ordinarily this would warrant further

consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


MaryRose McGovern

Date: 02/12/2024