



An
Bord
Pleanála

Board Direction
BD-019663-25
ABP-321874-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2025.

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 design and position of the proposed development site, which would not be subservient to the dwelling, and the layout which is indicative of suburban type development, and due to the excessive scale of the proposed development in combination with the existing structures, the Board considered that the proposed development would have a significant negative impact on the visual amenities of the area. Furthermore, having regard to the elevated position of the site, in a rural landscape of high sensitivity (class 3) where development is restricted to essential residential needs, the cumulative scale of development would be visually obtrusive in the landscape when viewed from the public road opposite the site to the south-east. The proposed development would be contrary to Policy Objectives LCM 2 and LCM3 and DM Standard 46 and DM Standard 6 of the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Callear
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Date: 14/05/2025