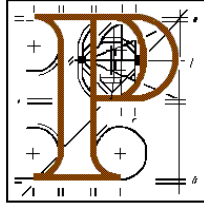


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 15/1544

An Bord Pleanála Reference Number: PL 07.246766

APPEAL by Aidan Keane of Ballinamanna West, Clarinbridge, County Galway against the decision made on the 23rd day of May, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwellinghouse, garage and associated services at Ballinamanna West Townland, Clarinbridge, County Galway.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

It is considered that the proposed development by reason of its design, scale, mass and bulk on an elevated site within a Class 3 Landscape as designated in the Galway County Development Plan 2015-2021 would constitute a highly intrusive feature in the landscape that would contribute to undesirable ribbon development, would detract from the rural character and amenities of this rural area and would contribute to the erosion of the visual and environmental amenities of the surrounding area. The proposed development would, therefore, seriously injure the amenities of the area, contravene 'Policy LCM 1 – Preservation of Landscape Character', 'Objective LCM 1 – Landscape Sensitivity Classification', 'Objective LCM 2 – Landscape Sensitivity Ratings' and 'Objective RHO 9 – Design Guidelines' of the Galway County Development Plan 2015 – 2021 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board generally agreed with the decision of the planning authority that the proposed development by reason of its design, scale, mass and bulk on this elevated site would represent an unduly intrusive feature in the landscape at this location. The Board also considered that the proposed development would contribute to undesirable ribbon development and set an undesirable precedent for similar development in the vicinity of the site.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.