

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway County

Planning Register Reference Number: 16/823

An Bord Pleanála Reference Number: PL 07.247397

APPEAL by Raymond Glynn care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 15th day of September, 2016 by Galway County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a dwelling house, garage, treatment unit and all associated site works at Ballyturin, Gort, 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

1. The site of the proposed development is in a steeply elevated and visually prominent location overlooking Ballyturin Lough within a sensitive landscape. Given the limited set-back from the public road, it is considered that the proposed development would be dominant and obtrusive and would seriously injure the rural landscape character and visual amenities of the area. The proposed would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. On the basis of the information available with the application and appeal and, in the absence of a Natura Impact Statement, the Board is not satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have significant effects on the Lough Cutra Special Area of Conservation (Site Code 000299) and the Slieve Aughty Mountains Special Protection Area (004168) in view of these sites' conservation objectives. The Board is therefore precluded from granting permission for the proposed development.

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

Dated this day of 2017.