

## Board Order PL 07.249327

Planning and Development Acts 2000 to 2017 Planning Authority: Galway County Council Planning Register Reference Number: 17/1037

**Appeal** by Bernadette Davin of Claddaghduf, Clifden, County Galway and by Patrick Davin of Claddaghduff, County Galway against the decision made on the 6<sup>th</sup> day of September, 2017 by Galway County Council to grant subject to conditions a permission to Peter Fitzsimons care of S. Hanniffy and Associates of Cottage, Maree, Oranmore, Galway.

**Proposed Development:** (1) Retention and completion of partially constructed dwelllinghouse including amending and lowering of existing roof structure to reduce the ridge height and (2) retention and completion of effluent treatment system and percolation area as approved under planning register reference numbers 06/2831 and (EOD) 11/1713; all at site at Sturrakeen, Omey Island, County Galway.

## Decision

REFUSE permission for the above proposed development in accordance with 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**

The development proposed to be retained and completed, in view of its elevated and prominent siting on Omey Island, would break the skyline and be visible from tourist routes including the viewing point from the mainland and is in a highly scenic coastal location in an area of 'Outstanding' Landscape Value Rating as shown on Map LCM1, and shown as a Class 4 "Special" Landscape in the Galway County Development Plan 2015-2021. As such, it would be contrary to Policy LCM 1 which seeks to preserve and enhance the character of the landscape and to DM Standard 6 as set out in the said Plan, which seeks to avoid obtrusive locations and provide for the assimilation of development into the landscape. Having regard to its prominent siting, it is considered that the development proposed to be retained and completed detracts from the character of the landscape and would be contrary to Section 3.3.1 of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the development proposed to be retained and completed would, therefore, set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of

2018