



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 17/1635

APPEAL by Jeanne Meunier care of McGann-Bauduin Architects of Cloonskill, Westport, County Mayo against the decision made on the 19th day of April, 2018 by Galway County Council to refuse permission.

Proposed Development

Construction of a new single storey extension to the existing cottage and a new garage including solar panels together with new finishes to existing access routes and all associated site works at Curlews, Leitreach Ard, 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

1. Having regard to the configuration and exposed coastal nature of the site, to the scale, nature and relationship to the established dwelling on the site, it is considered that the proposed development, would constitute overdevelopment of the site, would seriously injure the visual and rural amenities of the area, would contravene materially the objectives of the Galway County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. DM Standard 29: Effluent Treatment Plants of the current Galway County Development Plan requires that each dwellinghouse shall be serviced by its own septic tank or treatment plant and shall not share this facility with any other dwelling other than in exceptional circumstances. The proposal to provide a communal system would conflict with the stated development plan standard. It is considered that the proposed development would result in an unsatisfactory standard of residential amenity for the future occupants of the proposed development, would be prejudicial to public health and would set an undesirable precedent for similar such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the proposed development adjacent to the shoreline, to the provisions of the Planning System and Flood Risk

Management, Guidelines for Planning Authorities issued by the Department of Heritage and Local Government in November 2009, and to DM Standard 42: Coastal Management and Protection of the Galway County Development Plan 2015-2021 the Board is not satisfied that the proposed development adopts a sufficient setback from the shoreline. It is considered that the proposed development would be subject to potential rising sea levels as a result of climate change including global warming. The proposed development would conflict with the development plan standards and would be contrary to the document The Planning System and Flood Risk Management, Guidelines for Planning Authorities, November 2009 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.