



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/1803

APPEAL by Colin Fahy care of McCarthy Keville O'Sullivan Limited, Planning and Environmental Consultants of Tuam Road, Galway against the decision made on the 15th day of February, 2019 by Galway County Council to refuse permission.

Proposed Development: Demolition of existing shed and construction of three new dwelling houses, wastewater treatment plant, polishing filter and all associated services. Connection of existing house to new proposed wastewater treatment plant and polishing filter. These works are within the curtilage of a protected structure listed on Galway County Council's Record of Protected Structures Reference Number 883 at Ardrahan North, 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 proposed development, by reason of its design and layout, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve. The proposed development would, therefore, 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 considered that the design and stepped layout of the proposed development, and including the disposition of the parking area, would have a detrimental impact on the architectural character of the adjoining protected structure and of the village, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.