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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 19/89**

**APPEAL** by James McCarthy of 298 Vallee de Vautruchot, 37210, Noizay, France and by Martin J. Fahy of Rosshill Road, Roscam, Galway against the decision made on the 17<sup>th</sup> day of May, 2019 by Galway City Council to grant subject to conditions a permission to Mary Harriet Madden care of Helena McElmeel Architects of Third Floor, Dockgate House, Merchant's Road, Galway.

**Proposed Development:** Construction of a dwellinghouse, external store, wastewater treatment system and all associated site development and external works at Roscam Townland, 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**

On the basis of the information provided with the planning application and the appeal, and having regard to the deficiencies in the submitted Natura impact statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not adversely affect the integrity of the Galway Bay Complex Special Area of Conservation (Site Code: 000268) and the Inner Galway Bay Special Protection Area (Site Code: 004031) in view of the sites' conservation objectives. In such circumstances, the Board is precluded from granting planning permission.

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

**Dated this            day of            2020.**