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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 19/511**

**APPEAL** by Maitiú Ó Domhnaill and Róisín de Paor of Caoran Beag, Carraroe, County Galway against the decision made on the 30<sup>th</sup> day of May, 2019 by Galway County Council to refuse permission.

**Proposed Development:** Change of use of an existing boat storage shed to a domestic house, construction of a sunroom, front porch and construction of a new effluent treatment system at Caoran Beag, Carraroe, 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**

Taken in conjunction with existing and permitted development in the vicinity, it is considered that the proposed development would give rise to random housing development and would result in an excessive density of development in a rural area lacking certain public services and community facilities.

Furthermore, it is considered that the proposed development would constitute an undesirable arrangement that does not comply with Objective RHO9 of the Galway County Development Plan 2015-2021 and which would materially contravene conditions numbers 1 and 4 of An Bord Pleanála appeal reference number ABP-300108-17. The development therefore, if permitted, would constitute a disorderly and backland development, would set an undesirable precedent for similar future developments in the rural unserved area, would seriously injure the visual amenities of the area, depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this            day of            2019**