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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 20/376**

**APPEAL** by Darren Callanan care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 25<sup>th</sup> day of June, 2020 by Galway County Council to refuse permission.

**Proposed Development:** (1) The demolition of an existing dwellinghouse and (2) the construction of a dwellinghouse, garage, treatment unit and all associated site works at Roo, Craughwell, 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**

Having regard to the location of the proposed development on an elevated site visible from the wider approach to the site and to DM Standard 6: Assimilation of Development into Landscape as set out in the Galway County Development Plan 2015-2021, it is considered that the proposed dwellinghouse, by reason of its scale, bulk and height, would not be appropriate for this location and would not be assimilated into the landscape. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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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.**