

An  
Bord  
Pleanála

Board Order  
ABP-313484-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 22/60072**

**Appeal** by Shane Young and Joan Mulloy care of Hassett Ducatez Architects of 33/34 Vicar Street, Dublin against the decision made on the 4<sup>th</sup> day of April, 2022 by Galway County Council to refuse permission for the proposed development.

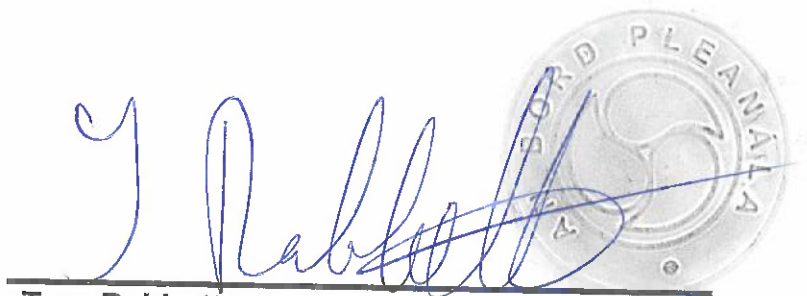
**Proposed Development:** Construction of a new single storey dwellinghouse with solar panels and a new wastewater treatment system and percolation unit together with all associated site development works and services; gross floor space of proposed works is 318 square metres all at Tullyconor, Leenane, County Galway.

### **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

National Policy Objective 19 of the National Planning Framework facilitates the provision of single housing in the countryside in structurally weak areas based on siting and design criteria for rural housing in statutory guidelines and plans. In this regard, the location of the proposed development is sited in an area identified in the Galway County Development Plan 2022-2028 as coastal landscape designated as Special in terms of landscape sensitivity with a high sensitivity to change. It is considered that the proposed development, by reason of its siting in an elevated location, and in the absence of consideration of alternative sites and solutions within the landholding, would not be capable of satisfactory assimilation into this special landscape. The proposed development would be contrary to National Policy Objective 19 of the National Planning Framework, Objectives LCM 1, LCM 2 and LCM 3, and DM Standards 8 and 46 of the Galway County Development Plan 2022-2028, would interfere with the character of the landscape, would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

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

Dated this 22<sup>nd</sup> day of Sept. 2023