



An
Bord
Pleanála

Board Order
ABP-313843-22

Planning and Development Acts 2000 to 2021

Planning Authority: Galway County Council

Planning Register Reference Number: 2260311

APPEAL by Shane Kennedy care of OPC Design and Planning of Main Street, Loughrea, County Galway against the decision made on the 27th day of May, 2022 by Galway County Council to refuse outline permission.

Proposed Development: Construction of three number dwelling houses, removal of existing palisade fencing, construction of new front boundary walls, connection to services and all associated site works in the Townland of Freeport, Bearna, County Galway.

Decision

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

Reasons and Considerations

Having regard to the location of the site within an identified flood risk area, the nature of the proposed development, and the information submitted with the planning application and appeal, it is considered that insufficient information has been provided with regard to the impact of finished floor levels, finished ground levels and associated services and structures, and the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the location of the subject site, the highly vulnerable use proposed, and considered that the information provided on the file was insufficient to demonstrate that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity, and 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 17th day of October 2022