

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

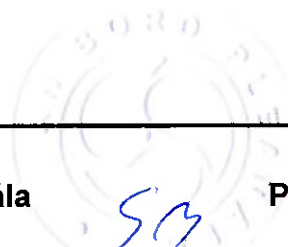
Planning Register Reference Number: 22/61155

APPEAL by Pat Concannon care of Eamon Gavin of Dooghty Road, Cornamona, County Galway against the decision made on the 21st day of January, 2023 by Galway County Council to refuse permission.

Proposed Development: Construction of ferry staff accommodation, office and equipment storage along with a wastewater treatment system, at Cloonamore, Inishbofin, County Galway.

Decision

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



Reasons and Considerations

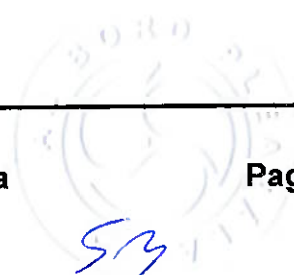
1. Having regard to Policy Objective RC 2 Rural Housing in the Countryside of the Galway County Development Plan 2022-2028 that seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with Rural Housing Policy Objectives and specifically policy objective RH 4 that sets out qualifying criteria for those with a genuine rural generated housing need seeking to construct a dwelling house within the Rural Housing Zone 4, it is considered that the applicant has not sufficiently demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with policies and objectives of the development plan. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within an open and exposed designated Class 3 landscape with sensitivity rating of special and high sensitivity to change. Noting the sensitivities of this Class 3 landscape and the site context and in the absence of a visual impact assessment, the development as proposed including the proposed dwelling and associated office and equipment store, access road and surface treatment, and in the absence of a landscaping proposal would not assimilate effectively into this sensitive rural landscape. The proposal would, therefore, contravene Policy Objectives LCM 1 and LCM 2, RH9 and DM Standards 8, 11, 29 and 46 set out in the Galway County Development Plan, 2022-2028. The proposed development would

interfere with the character of the landscape, would detract from the visual amenity of the area, would militate against the preservation of the rural environment, would contravene development plan policy objectives and development management standards contained in the development plan, and therefore would be contrary to the proposed planning and sustainable development of the area.

3. In the absence of satisfactory details submitted on file relating to the consent from Irish Water or the Secretary of the Group Water Scheme to connect to the water mains to serve the proposed development, it is considered that the development if permitted as proposed would pose a serious risk to the public health of persons occupying this dwelling house, would be contrary to Development Management Standard 36 and 37 of the Galway County Development Plan, 2022-2028 and therefore, would be contrary to the proper planning and sustainable development of the area.

4. Having regard to the location of the subject site within the Inishbofin and Inishshark Special Area of Conservation (Site Code: 000278) and proximate to the Inishbofin, Omey Island and Inishturbot Special Protection Area (Site Code: 004231), and also having regard to the information provided with the application, the Board is unable to determine whether the proposed accommodation and wastewater treatment system is likely to have a significant effect on the Special Area of Conservation and the Special Protection Area.



The implications of the proposed development for the conservation objectives of Inishbofin and Inishark Special Area of Conservation, as defined by its attributes and targets, and the Inishbofin Omev island and Inishturbot Special Protection Area are unclear. The Board is therefore unable to ascertain that the proposed development will not adversely affect the integrity of the sites and in such circumstances is unable to grant planning permission.





Stephen Brophy

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

Dated this *13th* day of *February* 2024.