



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/61373

APPEAL by Christopher Hynes of Ballagh, Bushypark, Galway against the decision made on the 19th day of January, 2024 by Galway County Council to refuse permission.

Proposed Development: Retention of existing storage sheds and containers and the construction of a serviced dwelling with an effluent treatment system at Pollnaclogha, Moycullen, County Galway.

Decision

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

Reasons and Considerations

1. Based on the information submitted, the Board is not satisfied that the applicant satisfactorily demonstrated compliance with Policy Objective RH 2 of the Galway County Development Plan 2022-2028 to develop their first home in a rural area which is under strong urban pressure. Therefore, the proposed development is considered to materially contravene the rural housing provisions of the said county development plan, would set an undesirable precedent for similar future development in the area, and would be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development and structures for retention are located within a designated Class 3 Lake Environs Landscape with a sensitivity rating of "special" with high sensitivity to change. Noting the sensitivities of this Class 3 landscape and the proposed site configuration, it is considered the cumulative impact of all structures proposed and to be retained on site would be significant and not assimilate effectively into this rural location. Accordingly, to grant the proposed development would interfere with the character of the landscape and pattern of development in the area, would detract from the visual amenity of the area, would militate against the preservation of the rural environment and would be at variance with Policy Objective LCM 3 contained in the Galway County Development Plan, 2022-2028, would set an undesirable precedent for similar future development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this 16th day of August 2024