

An  
Bord  
Pleanála

## Board Order ABP-321870-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 24/61519**

**Appeal** by Mary Delahunty care of Eoin Gleeson and Associates of 16 Seapoint, Barna Village, County Galway against the decision made on the 14<sup>th</sup> day of January, 2025 by Galway County Council to refuse permission.


**Proposed Development:** Demolition of an existing substandard dwelling, construction of a new dwellinghouse and all ancillary site works and site services, all at Rinn na Mara, Seapoint, Barna, County Galway.

### **Decision**

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

## Reasons and Considerations

The site of the proposed development is located within Flood Zone A and Flood Zone B on lands identified as a constrained land use as set out in the Land Use Zoning Map for Bearna in Volume 2 of the Galway County Development Plan 2022-2028. In the absence of a Flood Risk Assessment, and in conjunction with the application of the precautionary principle, it is considered that the proposed development would be contrary to Policy Objective FL 2, Policy Objective FL 3, and Policy Objective GCMA 19 of the Galway County Development Plan 2022-2028, and the Planning System and Flood Risk Management Guidelines (2009). In the absence of assurance in respect of the aforementioned, and in conjunction with the application of the precautionary principle, as set out under the Planning System and Flood Risk Management Guidelines (2009), the Board is not satisfied that the development, if permitted, as proposed, would not materially contravene DM Standard 68, Policy Objective FL 2, Policy Objective FL 3, Policy Objective FL 8 and Policy Objective GCMA 19 of the Galway County Development Plan 2022-2028 and would be contrary to Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000, as amended. The proposed development would set an undesirable precedent for similar future developments and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 28<sup>th</sup> day of MAY 2025.