



## Board Direction

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**Ref: PL61.246056**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26<sup>th</sup> April 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and the development proposed to be retained, and the planning history of the site, it is considered that, taken together with the original development on this site, the development would result in the over-development of the site, and would fail to comply with the provisions of Section 11.3.1 of the Galway City Development Plan 2011 – 2017 in relation to private amenity space, which requirements are considered reasonable. The proposed development and the development proposed to be retained would, therefore, seriously injure the amenities of the subject property, would set an undesirable precedent for other similar properties in this area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup> April 2016

Fionna O' Regan