



An
Bord
Pleanála

Board Direction

PL61.246610

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27th 2016.

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

Reasons and Considerations

1. Having regard to the scale of development proposed, to the restricted site size, the proximity to site boundaries and to the limited extent and to the poor quality of private amenity space to be provided, it is considered that the proposed development would constitute an overdevelopment of this inner residential site, which would be out of character with the prevailing character and pattern of development in the area and which would seriously injure the residential amenities of adjoining properties by reason of overbearing, visual impact and visual intrusion. The proposed development would be contrary to Policy 2.5 of the Galway City Development Plan, 2011-2017 regarding development in inner residential areas and regarding the open space and plot ratio standards set out in 11.3 of the Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located adjoining the Eglinton Canal which is included on the list of protected structures for Galway City. Policy 4.5 of the Galway City Development Plan seeks to ensure that developments abutting the canal corridor relate to the canal environment and contribute to its overall amenity and Policy 7.2 seeks to ensure that new development enhances the character or setting of protected structures. The proposed development is of a scale such that it would constitute a visually prominent feature when viewed from the canal and such that it would have a significant adverse effect on the setting of the protected structure and on the amenity of the canal and it is therefore considered that the proposed development would be contrary to Policies 4.5 and 7.2 of the Galway City Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. The proposed vehicular access to the site, in particular the restricted visibility to the north at the site exit onto Henry Street, and the on-site provision for parking and turning of vehicles within the site are considered to be sub-standard. It is considered that the proposed development would lead to the potential conflict between vehicular traffic and pedestrians at the location of the proposed access. The proposed development would, therefore, endanger public safety by reason of the creation of a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Philip Jones

Date: 27th September 2016