



An  
Bord  
Pleanála

**Board Direction  
PL61.248016**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> June 2017.

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

### **Reasons and Considerations**

The development for which retention is sought, by reason of works to the interior and exterior of Numbers 34, 36, 38, 40-42 Upper Abbey Gate Street, involving the inappropriate design and use of substandard materials for the extension and alterations on the first floor, would result in the loss of original features. It is considered that these works have had a serious and detrimental impact on the character and setting of these protected structures and, if permitted, would be contrary to the "*Architectural Heritage Guidelines for Planning Authorities*" and Section 8.2 of the current Galway City Development Plan. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21<sup>st</sup> June, 2017

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Philip Jones