



An
Bord
Pleanála

**Board Direction
PL61.248068**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 25th 2017.

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 prominent location of the site as an importance entrance site into Galway City, it is considered that the proposed development, consisting of a mix elevational, roof and window styles and four different types of external materials and excessive signage, would be incongruous in terms of its design and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan and Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities” and the accompanying Best Practice Design Manual, in relation to urban development and urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the car parking provision for the proposed development and, in particular the lack of sufficient on-site car parking spaces, would be seriously deficient and would be inadequate to cater for the parking demand generated by the proposed development, would result in on-street parking and tend to create serious traffic congestion on the adjoining roads, and would endanger public safety by reason of traffic hazard.

Board Member

Date: 25.09.17

Paul Hyde