



An
Bord
Pleanála

Board Direction
BD-000293-18
ABP-300577-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 9th 2018.

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

Reasons and Considerations

The site of the proposed development, which is located within "*Established Suburbs*" according to the Galway City Development Plan, 2017-2023, is in a mature residential area in Taylors Hill and overlooks a centrally located parkland surrounded by established residential development. It is considered that the proposed development, by reason of its significant massing and the prominent steep roof profile between the ridge to eaves especially to the south, overlooking the parkland below, and, in addition, by reason of the extent and distribution of fenestration, especially on the side facing the parkland, would be visually obtrusive and conspicuous, dominant and overbearing and would seriously injure the visual amenities of views across and from the parkland setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 9th May 2018

Philip Jones