



An
Bord
Pleanála

Board Direction
BD-002518-19
ABP-302900-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2019.

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 on a restricted site and the lack of off street parking consistent with the requirements of the current Galway County Development Plan, it is considered that the proposed development would constitute overdevelopment of the site, would be of character with the existing pattern of development in the vicinity, would seriously injure the amenities of the area, including residential amenities of property in the vicinity and the visual amenities of the area. The proposed development would, therefore, be contrary to the ppsd of the area.
2. Having regard to the location of the site, to the established built form and character of the area, it is considered that design of the proposed development, in particular the building form and the side elevations, would form a visually obtrusive feature in the local landscape and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the ppsd of the area.

Board Member

Date: 07/03/2019

Terry Prendergast

Note: The Board noted the amended drawing submitted to the Board on 30th October 2018 but did not consider the amended design to be of sufficiently high standard to overcome reason for refusal no 2 above.

Please issue Direction with Order.