



An
Bord
Pleanála

Board Direction
BD-003432-19
ABP-303892-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/28/2019.

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 outer suburban location of the site, it is considered that the proposed density of the scheme is excessive in the context of adjoining development, would result in an inadequate amount of private open space to serve the proposed development, and would give rise to substandard residential amenity for future occupiers and would constitute overdevelopment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.
3. Having regard to its location at the edge of the village, it is considered that the design approach fails to address the site context and the site location on the edge of the village and the proposed terrace of four dwellings would be out of character at this location, and contrary to *Section 3.4.5 Edge of Centre Sites*

Within Small Towns/Villages of the Galway County Development Plan 2015-2021 to create a soft transition between the urban and rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/07/2019

Stephen Bohan