



An
Bord
Pleanála

Board Direction
BD-003530-19
ABP-304199-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/7/2019.

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

Reasons and Considerations

1. The site comes within an overall residential development for which permission was granted under P. A. Reg. Ref. 1/368 according to which it was designated for communal facilities including the provision of eight shared carparking spaces and associated roadway and, according to which the communal spaces and associated roadways have been taken in charge by Galway City Council. The proposed residential development on lands so designated would materially contravene the prior grant of permission for the Fearann Ri development.

2. It is considered that the proposed development of two residential units on the site would constitute substandard overdevelopment of the site by reason of the position of the footprint of the proposed dwellings which is almost two metres forward of the front building line of the dwellings to the east side of the site resulting, with the proposed parallel parking in place in reduction in width for both the footpath and public road to 2.5 metres at the front of the dwellings, and in a dwarfing and overshadowing effect of the dwellings to the east side; the lack of connectivity between the main living space in the interior and the private open space to the rear by way of insertion of rear utility and storage extension at the rear and, the sense of enclosure and limited access to sunlight at the rear due of the location of the gable end of the three storey duplex/apartment block on the north side of the rear boundary of the site. . As a result, the proposed development would be seriously injurious to the amenities of the future occupants and to the residential amenities of adjoining properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/07/2019

Paul Hyde