



An  
Bord  
Pleanála

**Board Direction**  
**BD-006256-20**  
**ABP-306793-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2020.

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

### **Reasons and Considerations**

The proposed development would be contrary to the Galway City Council Development Plan 2017-2023, in particular Section 2.6 Established Suburbs, as it is out of keeping with the prevailing character, pattern and layout of residential development and rear gardens in this established urban area. In the absence of justification for the proposed development and the identification of the future use of the lands to the rear of the site, and having regard to the limited site area of the remaining lands, appropriate pedestrian access arrangements and where the rear lane by virtue of poor surface carriageway and restricted width has limited capacity to cater for increased vehicular demand, the proposed development if permitted, would be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 14/08/2020

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Maria FitzGerald