



An
Bord
Pleanála

Board Direction
BD-007647-21
ABP-308269-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2021.

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its design and layout, in conjunction with the confined site configuration and deficient quantum and quality of private open space provision for the proposed dwellings, would constitute a substandard quality of residential design and layout resulting in overdevelopment of the site which would be seriously injurious to the residential amenities of future occupants. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site 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 terrace of four dwellings as proposed would be out of character at this location and be 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: 03/03/2021

Terry Prendergast