



An
Bord
Pleanála

Board Direction
BD-007650-21
ABP-308610-20

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

Having regard to the location of the site in an established suburban area, its design, height, scale, mass and density and the inadequate level car parking provision proposed given its location, it is considered that the proposed development would constitute overdevelopment of the site which would be excessively overbearing in relation to adjoining properties. The proposed development would fail to integrate satisfactorily with the design, density and scale of the surrounding area. As a result, it is considered that the development would seriously injure the visual amenities of the area, the residential amenities of property in the vicinity and would have an adverse impact on the character of the area. The proposed development would, therefore, be contrary to the provisions of the Galway City Development Plan 2017-2023 and the Ministerial Guidelines "*Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities*", March 2018 and, as such, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/03/2021

Terry Prendergast