



An
Bord
Pleanála

Board Direction
BD-007618-21
ABP-308624-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2021.

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

Reasons and Considerations

The area identified to relocate previously permitted car parking spaces comprises an area reserved under planning reference number 13/322 as communal open space, for the benefit of existing and future residents. The proposed development would result in a significant reduction in quantum, quality and functionality of amenity space, which would be detrimental to the residential amenity of existing and future residents. The proposed development would, therefore, seriously injure existing residential amenities and would be contrary to the provisions of the Galway City Development Plan 2017-2023, and in particular Policy 2.5 which seeks to ensure that sustainable neighbourhoods where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form and Section 11.3.1 (c) which requires all residential developments to provide for communal recreational and amenity open space.. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 26/02/2021

Terry Prendergast