

**An
Bord
Pleanála**

**Board Direction
BD-008191-21
ABP-309776-21**

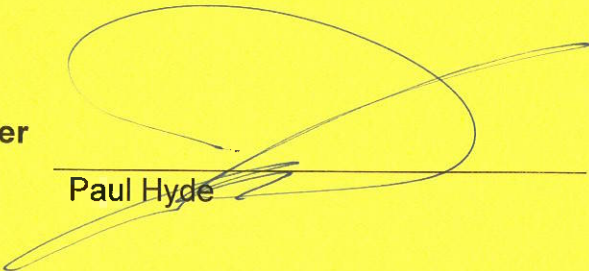
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2021.

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 nature and scale of the development proposed to be retained, to the pattern of development in the vicinity and to the provisions of the Galway City Council Development Plan 2017-2023, in particular Section 2.6 (Neighbourhoods: Established Suburbs) which states that it is a priority of the Council to ensure that new development will not adversely affect the character of those areas, it is considered that the development proposed to be retained, by itself or by the precedent it would create would be out of character with the host dwelling and the neighbouring residential properties and would also be visually obtrusive and injurious to the visual amenities of the host dwelling and the neighbouring residential properties. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Paul Hyde

Date: 20/05/2021