

An
Bord
Pleanála

Board Direction
BD-011024-22
ABP-312582-22

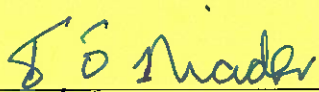
The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2022.

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

1.0 Reasons and Considerations

Having regard to the resultant reduction in quantum and quality of the private open space provision to serve the ground floor apartment units and, to the scale, mass and height of the proposed extensions, taking into account the depth along the rear garden close to the boundary, it is considered that the proposed development constitutes substandard overdevelopment with insufficient private open space being retained on the site, an overbearing impact and which would overshadow the adjoining property to the north to an undue degree. Therefore, the proposed development would materially contravene the original grant of permission under P. A. Reg Ref 99/333, would be contrary to section 11.3.1. (c) of the Galway City Development Plan 2017-2023 providing for an adequate area of private open space in that insufficient functional private amenity space would be retained on the site. As a result, the proposed development would seriously injure the residential amenities of the existing residential units on the site, the residential amenities of the adjoining property to the north, would depreciate property value and would be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 22/07/2022