



An
Bord
Pleanála

Board Direction
BD-012374-23
ABP-313093-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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

Reasons and Considerations

It is considered that the vehicular entrance proposed to be retained, having regard to its width at approximately 5.1 metres and gate piers at a combined width of approximately 0.8 metres, is excessive in proportion to the remaining length of the front boundary wall at approximately 3.7 metres, and is, therefore, in conflict with section 11.3.1. (g) of the Galway City Development Plan 2023-2029, according to which the maximum width for vehicular entrances shall not normally exceed 3 metres or, where the local context and pattern of development allows, the vehicular entrance shall not be wider than 50 per cent of the width of the front boundary, and where feasible the maximum extent of boundary wall should be retained. Having regard to the heights of the wall, gates and gate piers, it is considered that the development proposed to be retained is visually incongruous and seriously injures the visual amenities and character of the original prevailing low profile front boundary treatment in the streetscape and, if permitted, would set undesirable precedent for further similar development. The development proposed to be retained is, therefore, contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn Patrick Kelly
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Date: 08/06/2023