

An
Bord
Pleanála

Board Direction
BD-014652-23
ABP-313449-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to Objective AH2 relating to Protected Structures in the Galway County Development Plan 2022-2028, the Board considered the position, volume and mass of the supermarket unit towards the northern end of the proposed development, proximate to the protected structure, would adversely affect the character and setting of Athenry House, (Protected Structure Ref 131). The lack of adequate separation distance from the protected structure would detract from the visual amenity of the area and would therefore be contrary to the proper planning and sustainable development of the area.

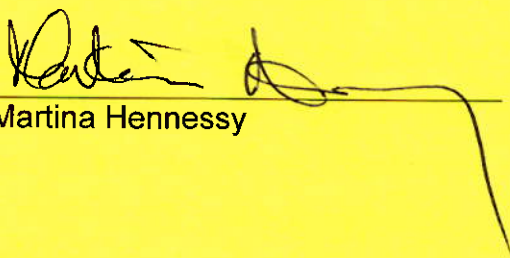
In addition, the Board considered the proximity of Block 7 to the site boundary, resulting in an inadequate provision of private open space to the units therein, would seriously injure the residential amenity of future residents, contrary to relevant provisions of the Galway County Development Plan 2022-2028. The Board considered the proposed development would fail to accord with the required standard for residential amenity as set out in Development Management Standard 2 in the current Galway County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted and shared the view of the Inspector that the reasons for refusal by the planning authority relating to flooding, traffic, car parking, and removal of trees were not warranted. In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the concerns of the planning authority regarding the mass, volume and scale of the supermarket unit towards the northern end of the proposed development and considered that in its specific form and disposition proximate to the protected structure, it would adversely affect its character and setting and would therefore seriously injure the amenities of the area.

Note:

The Board noted that the proposed development incorporated demolition of the remnants of the former coach house. The Board shared the view of the Inspector that the case for exceptional circumstances for demolition of the remnants of the coach house has been demonstrated and this aspect of the proposed development is acceptable in terms of the cultural and built heritage of the site, in accordance with Section 6.8.11 of "Architectural Heritage Protection Guidelines for Planning Authorities 2011".

Board Member



Martina Hennessy

Date: 22/11/2023