

An
Bord
Pleanála

Board Direction
BD-014448-23
ABP-314188-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/11/2023.

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

Reasons and Considerations


1. The proposed development, by reason of its elevational design, in particular the pattern of fenestration, multiplicity of roof forms, projecting stair feature on the front elevation, and rear stair appendage, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the visual amenities of the area. It is further considered that the proposal to locate balconies at first and second floor level on the north-east elevation together with first floor windows already on this elevation would compromise the future development of the adjoining property, seriously injuring the residential amenities of this property and depreciating its value as a result of overlooking.
2. The proposed development would be contrary to Policy 11.3.1.(d) of the Galway City Development Plan 2023-2029, which requires that residential units shall generally not directly overlook land with development potential from above ground floor level by less than 11 metres minimum, or in the case of developments exceeding 2 storeys in height a greater distance than

11 metres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development provides for sub-standard vehicular access and parking arrangements on site. The sub-standard layout of the car park could result in vehicles parking on the public road which would result in a traffic hazard and provide a negative impact on traffic safety on the adjoining public road. In this regard the proposed development is considered to be contrary to the provisions of the Galway City Development Plan 2023-2029 and the proper planning and sustainable development of the area.

Note: The Board noted reason number 2 for refusal of the Inspector's report, but, having regard to the location of the site and the urban context, considered that this reason for refusal was not merited.

Board Member



Mary Cregg

Date: 20/11/2023