

An
Bord
Pleanála

Board Direction
BD-014347-23
ABP-314890-22

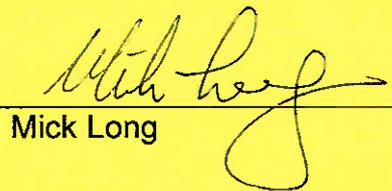
The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 residential zoning of the site in the Galway City Development Plan 2023-2029, and Section 11.3.1(c) of the development plan, the Board considered that, the development was excessively sized which would depart from the pattern of development in the area and would have adverse effects on the amenities of the adjoining residential properties. The development by reason of its siting, size, design, and layout, would significantly reduce the amount of useable private open space, would fail to afford a satisfactory standard of amenity for occupiers of the existing dwelling house, would seriously injure the visual and residential amenities of the area and would contravene the zoning objective for the site and the relevant provisions of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 26/10/2023