



**An  
Bord  
Pleanála**

**Board Direction  
BD-016115-24  
ABP-317748-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2024.

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 the proposed development, by reason of its scale, bulk and proximity to site boundaries, would constitute overdevelopment of a restricted site and seriously injure the amenities of the area and residential property in the vicinity and would be contrary to Policy Objectives PM1, PM8 and PM10 of the Galway County Development Plan 2022 – 2028 which seek:

Policy Objective PM1 – Placemaking sets out to create sustainable and attractive communities with unique character and are safe accessible places for everyone to socialize.

Policy Objective PM 8 – Character & Identity sets out to achieve high-quality design for new development that respects and enhances the unique characteristics of the counties towns and villages.

Policy Objective PM10 – Character and Identity sets out that new buildings must excel in architecture, functionality, durability, environmental respect, and contribute to a high-quality development with a thoughtful public space.

The proposed development would therefore seriously injure the amenities of the area and properties in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Note:**

Furthermore, the Board notes that in the absence of a sunlight/daylight cast analysis carried out the Board is not satisfied that the proposed development would not significantly overshadow the adjoining residential properties to the east but in light of the substantive reasons above did not pursue this matter further.

(Please issue Board Direction with Order)

**Board Member**



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Liam Bergin

**Date:** 22/04/2024