



An
Bord
Pleanála

Board Direction
BD-016737-24
ABP-317793-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

Reasons and Considerations

1. It is considered that the design of the proposed building, specifically the massing and profile of the main roof, the balcony feature and the design of the entrance porch, would be unsympathetic to the form of the original vernacular structure, would detract from its character, and would, therefore, be contrary to Policy Objective AH 6 as set out in the Galway County Development Plan 2022 – 2028, which requires the appropriate revitalisation of vernacular built heritage. Additionally, the proposed building, by reason of its design and massing, would be incongruous with the existing Arts and Crafts style dwelling on the site, which is listed on the National Inventory of Architectural Heritage, and if permitted, would adversely affect the character and setting of the dwelling on the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in direct overlooking of the adjacent property to the north and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

Date: 20/06/2024

Eamonn James Kelly

Note

The Board had regard to the Inspector's second recommended reason for refusal regarding the observed site conditions, the drainage characteristics of the area, the description of soil in the trial hole, and the significant intensification in terms of the loading of effluent which will be discharged to the ground. The Board was not satisfied that the site is capable of treating foul effluent arising from the proposed development and considered that the method of foul water disposal would render the treatment of the effluent unacceptable and could increase the risk of serious water pollution. However, this was considered a new issue in the context of this application and the Board decided not to pursue the matter further with the parties at this time given the substantive reasons for refusal set out above.