



An
Bord
Pleanála

Board Direction
BD-018830-25
ABP-320956-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2025.

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

Reasons and Considerations

1. Retention of the front vehicular entrance gateway would, if permitted, contravene Condition No.2 of planning permission Reference Number 18/235, which requiring the reduction in width of that vehicular entrance to 3 metres, and would be contrary to Section 11.3.1 (g) of the Galway City Development Plan 2023-2029, which requires that, where on site car-parking space is to be provided in the front garden, the vehicular entrance shall not normally exceed 3 metres in width, or where the local context and pattern of development allows, not wider than 50 per cent of the width of the front boundary, and it is considered that there proposed entrance would be out of character with the local context and pattern of development, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Retention of a rear pedestrian gate opening onto public open space at Dr. Manix Drive, would, if permitted, result in the facilitation of an unplanned access point to an area of public open space, would encourage the traversing and subsequent creation of pathways over that communal space, would adversely impact upon the coherence and use of this amenity space for which no legal

consent or sufficient legal interest has been demonstrated, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Liam McGree

Date: 06/02/2025