

An
Bord
Pleanála

Board Direction
BD-019350-25
ABP-321099-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.


The Board decided to refuse retention permission and permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the dimensions of the dwelling and site generally and the number, size, scale and intended use of the structures proposed for retention and development, their location adjacent the rear boundary of several adjoining properties and the provision of rear facing windows, the Board decided to refuse retention permission and permission in order to protect the existing residential amenity of the area, consistent with the provisions of the 'R' zoning contained within the Galway and City Development Plan 2023- 2029 and in the interests of proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share the Inspector's opinion that the structures would contribute to ensuring the 'protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.'

Board Member


Declan Moore

Date: 03/04/2025