



An
Bord
Pleanála

Board Direction
BD-019738-25
ABP-321768-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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

Reasons and Considerations

Having regard to the location of the proposed development in lands zoned Residential 'R' which aims *inter alia* to ensure the protection of existing residential amenity, Policy 3.3 Sustainable Neighbourhood Concept of the development plan which states under part (9) that it is the policy of the Council to ensure designated residential amenity open spaces, which are in use and reflect high residential value and are allied to existing residential developments are protected for such use, and to the conditions of the parent permission, planning reference number 19/95, for the Garraí Caol estate which provided the lands on which the development is proposed to be constructed as public open space for the benefit of residents of the development, it is considered that the construction of two dwellings on an area of public open space would contravene a condition of that permission, would seriously injure the residential amenity of the existing residents and would not accord with the residential zoning objective or with Policy 3.3(9) of the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the parent planning permission reference number 19/95 and considered that the public open space was an integral part of the residential amenity of that scheme and that the exceptional circumstances provided for under Policy 3.3(9) of the Galway City Development Plan 2021-2027 did not apply. The Board considered that the proposed development, if permitted, would reduce the quantum and quality of open space and would not protect the residential amenity of existing residents and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurrie
Mary Gurrie

Date: 22/05/2025