

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 16/48

An Bord Pleanála Reference Number: PL 61.246610

APPEAL by Donal Flanagan care of Sean Rankin of 25 Sylvan Avenue, Fairlands Park, Newcastle, Galway against the decision made on the 21st day of April, 2016 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a townhouse inclusive of all site works to the rear of 56 Henry Street, Galway.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the scale of development proposed, to the restricted site size, the proximity to site boundaries and to the limited extent and to the poor quality of private amenity space to be provided, it is considered that the proposed development would constitute an overdevelopment of this inner residential site, which would be out of character with the prevailing character and pattern of development in the area and which would seriously injure the residential amenities of adjoining properties by reason of overbearing, visual impact and visual intrusion. The proposed development would be contrary to Policy 2.5 of the Galway City Development Plan 2011-2017 regarding development in inner residential areas and regarding the open space and plot ratio standards set out in 11.3 of the Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located adjoining the Eglinton Canal which is included on the list of protected structures for Galway City. Policy 4.5 of the Galway City Development Plan 2011-2017 seeks to ensure that developments abutting the canal corridor relate to the canal environment and contribute to its overall amenity and Policy 7.2 seeks to ensure that new development enhances the character or setting of protected structures. The proposed development is of a scale such that it would constitute a visually prominent feature when viewed from the canal and such that it would have a significant adverse effect on the setting of the protected structure and on the amenity of the canal and it is, therefore, considered that the proposed development would be contrary to Policies 4.5 and 7.2 of the Galway City Development Plan 2011-2017 and would be contrary to the proper planning and sustainable development of the area.

3. The proposed vehicular access to the site, in particular the restricted visibility to the north at the site exit onto Henry Street, and the on-site provision for parking and turning of vehicles within the site are considered to be substandard. It is considered that the proposed development would lead to the potential conflict between vehicular traffic and pedestrians at the location of the proposed access. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.