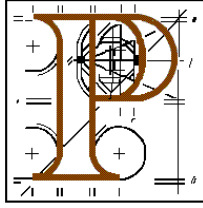


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 16/174

An Bord Pleanála Reference Number: PL 61.247152

APPEAL by Kilian and Paula Colleran care of O'Carroll Designs of Parkaloughan, Lavallyconor, Ardrahan, County Galway against the decision made on the 4th day of August, 2016 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of increased width of site entrance and all associated site works at 53 Grattan Park, Salthill, 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

It is considered that the retention of the widened vehicular entrance, resulting in the loss of the majority of the front boundary of a residential dwelling, would be contrary to Section 11.3.1(g) of the Galway City Development Plan 2011-2017, which applies to vehicular entrances, and that the applicant has not justified any departure from this policy (which policy is considered reasonable). The development for which retention is sought would seriously injure the visual amenities of this residential area, which is generally characterised by narrow entrances and landscaped front gardens, and would create an undesirable precedent for similar such development in this area, including the further erosion of front gardens. The development for which retention is sought would, therefore, 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.