

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Galway City

Planning Register Reference Number: 16/238

An Bord Pleanála Reference Number: PL 61.247541

APPEAL by Paul Garavan care of James O'Donnell Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 13th day of October, 2016 by Galway City Council to refuse permission.

PROPOSED DEVELOPMENT: Revisions to previously permitted shopfront replacement granted under planning register reference number 15/302. The development will consist of the alteration of the minimum height of the solid stall riser and the associated removal/varying of condition number 2 of planning register reference number 15/302, all at 44 William Street, Galway (a protected structure - Reference 10813).

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

Having regard to the existing character and the prevailing pattern of development, the site location within an Architectural Conservation Area, the presence of a structure on site of architectural interest which is listed as a Protected Structure in the current Galway City Development Plan, and the policies and objectives of the development plan, it is considered that the proposed development, by reason of its overall layout and its scale, height and design would be out of scale with its surroundings, would seriously detract from the architectural character and setting of a protected structure and of the character and appearance of the Architectural Conservation Area. The proposed development would, therefore, materially and adversely affect the character of this Protected Structure, would seriously injure the visual amenities of the area 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 2017.