



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 17/1783

APPEAL by P. Mullins 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 26th day of April, 2018 by Galway County Council to refuse permission.

Proposed Development: Construction of new dwellinghouse and all associated site development works at The Cloisters, Caherwalter, Loughrea, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with 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 scale and nature of the proposed development located to the rear of an existing single storey dwellinghouse, it is considered that the proposed development would constitute overdevelopment of the site, would seriously injure the visual and residential amenities of the adjacent property by reason of loss of private residential amenity area. Furthermore, the Board considered that the proposed development of a two-storey dwellinghouse on a restricted site with no private open space would also provide substandard residential amenity for the future occupants of the proposed dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.