



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/17

APPEAL by Frances Kavanagh and others of 6 Devon Court, Salthill, County Galway against the decision made on the 24th day of May, 2018 by Galway City Council to grant subject to conditions a permission to Declan Taite and Anne O'Dwyer care of O'Neill O'Malley Limited of Second Floor, Technology House, Galway Technology Park, Parkmore, Galway.

Proposed Development: Development consisting of one block of eight number duplexes consisting of four number own door one bedroom apartments and four number two bedroom maisonettes with bin store, revised parking arrangements for Taylor Hill Court along with all ancillary site work at Taylors Hill Court, Rosary Lane, Taylors Hill, Galway (as amended by the further public notices submitted to the planning authority on the 27th day of April, 2018).

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 existing pattern of development in the area and to the neighbourhood character, it is considered that the proposed development, by reason of its excessive scale and design and its location within an existing and established open area serving the existing apartments would constitute an inappropriate design response to the existing context of the site, would result in discordant development and would seriously injure the residential amenities of neighbouring property, including those of the existing apartments on the subject site and those of existing houses (and their rear gardens) to the south of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2018.