



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/1129

APPEAL by Shane Curley care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 3rd day of October, 2018 by Galway County Council to refuse permission for the proposed development.

Proposed Development: (1) Demolition of existing single storey office building, (2) construction of eight number apartments consisting of two storey block to the western part of site containing two number one beds and three number two beds, two storey and single storey block to eastern part of site containing two number two beds and one number one bed, (3) all associated site works and services and (4) connection to existing mains sewers at Main Street, Oranmore, 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

1. Having regard to the scale of development proposed on a restricted site and the lack of off-street parking consistent with the requirements of the current Galway County Development Plan, it is considered that the proposed development would constitute overdevelopment of the site, would be of character with the existing pattern of development in the vicinity, would seriously injure the amenities of the area, including residential amenities of property in the vicinity and the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site, to the established built form and character of the area, it is considered that the design of the proposed development, in particular the building form and the side elevations, would form a visually obtrusive feature in the local landscape and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.