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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 18/206**

**Application for Leave to Appeal** against the decision of the planning authority by Michael J. Ryan of 107 Ros Caoin, Roscam, Galway having an interest in land adjoining the land in respect of which Galway City Council decided on the 30<sup>th</sup> day of November, 2018 to grant subject to conditions permission to Renaissance Property Limited care of McCrossan O'Rourke Manning Architects of Albert Place West, Harcourt Lane, Dublin.

**Proposed Development:** Permission for development on a 0.9 hectare site bounded by the Ros Caoin and Boireann Bheag developments, for demolition of existing dwelling and the construction of 37 residential units comprising; 10 two-storey four-bedroom semi-detached houses, two number, two-storey three-bedroom semi-detached houses, eight number, two-storey three-bedroom terraced houses, a four/five-storey apartment block containing four number, one-bedroom apartments, 11 number two-bedroom apartments and two number, three-bedroom apartments, bin store together with all associated site, development/car parking/landscaping/boundary treatment works, all at Currigreen, Roscam, Galway.

## **Decision**

**REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, 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 submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

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**Paul Hyde**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this**

**day of**

**2019**

