



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/1760

APPEAL by JRBOC Limited 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 8th day of February, 2019 by Galway County Council to refuse permission.

Proposed Development: A change of house plan from the previously permitted two number detached dwellinghouses on sites numbers 27 and 28 to four number terraced dwellinghouses and connection to the previously permitted sewage treatment plant and associated services at Killora, Craughwell, 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 outer suburban location of the site, it is considered that the proposed density of the scheme is excessive in the context of adjoining development, would result in an inadequate amount of private open space to serve the proposed development, and would give rise to substandard residential amenity for future occupiers and would constitute overdevelopment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. The proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at a point where sightlines are restricted and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

3. Having regard to its location at the edge of the village, it is considered that the design approach fails to address the site context and the site location on the edge of the village and the proposed terrace of four dwellings would be out of character at this location, and be contrary to Section 3.4.5 Edge of Centre Sites Within Small Towns/Villages of the Galway County Development Plan 2015-2021 to create a soft transition between the urban and rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2019.