



Planning and Development Acts 2000 to 2019

Planning Authority: Galway City Council

Planning Register Reference Number: 18/316

APPEAL by Golden Maple Investments Limited care of Clarke Construction Design Limited of 3 Abbey Street, Loughrea, County Galway against the decision made on the 15th day of March, 2019 by Galway City Council to refuse permission.

Proposed Development: Construction of two number houses on a previously unused hardstand area and all associated site development works at Fearann Rí, Doughiska, Galway. The proposed development was revised by further public notice received by the planning authority on the 18th February, 2019.

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. The site of the proposed development comes within an overall residential development for which permission was granted under planning register reference number 01/368, according to which it was designated for communal facilities including the provision of eight shared car parking spaces and associated roadway. Furthermore, the communal spaces and associated roadways appear to have been taken in charge by Galway City Council. It is considered, therefore, that the proposed development would materially contravene the “parent” grant of planning permission.

2. It is considered that the proposed development of two residential units would constitute substandard overdevelopment of the site by reason of the position of the footprint of the dwellings almost two metres forward of the front building line of the dwellings to the east resulting, in conjunction with the proposed parallel parking in place, in a reduction in width for both the footpath and public road to 2.5 metres at the front of the dwellings, and in a dwarfing and overshadowing effect of the dwellings to the east side. Furthermore, there is a lack of connectivity between the main living space in the interior and the private open space to the rear by way of insertion of rear utility and storage extension at the rear and, a sense of enclosure and limited access to sunlight at the rear due to the location of the gable end of the three-storey duplex/apartment block on the north side of the rear boundary of the site. The proposed development would, therefore, seriously injure the amenities of the future occupants and the residential amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.