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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 19/1248**

**APPEAL** by O'Grady Construction Gort Limited care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 1<sup>st</sup> day of October, 2019 by Galway County Council to refuse permission to the said O'Grady Construction Gort Limited.

**Proposed Development** Construction of five serviced townhouses with associated parking and all associated site development works, all at Church Street, Gort, 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**

It is considered that, by reason of its layout in which there is deficient quantum and configuration of private open space provision for each dwelling, a predominance of linear surface parking facilities in conjunction with the centrally located internal access route, lack of legibility as a cluster scheme with a central focus and sense of place in which landscaping, planting and pedestrian facilities are incorporated and in which there is clear connectivity with the environs on Church Street which would enhance the visual amenities and integrity of the context of the surrounding built environment close to the centre of Gort, the proposed development would constitute substandard development.

As a result, the proposed development would seriously injure the visual and residential amenities of the area, including the attainable residential amenity value for future occupants, and would undermine and fail to contribute to or enhance, the consolidation of the town centre and the surrounding built environment and consequently the future sustainable urban development of Gort. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**