



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/1479

APPEAL by Loughmar Developments Limited care of John Healy, of Ballynacloghy, Maree, Oranmore, County Galway against the decision made on the 18th day of November, 2019 by Galway County Council to refuse permission.

Proposed Development: Construction of four number two bedroom houses in a single block over two floors and all associated site development works at Pigott's Street, Loughrea, 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. It is considered that the proposed development, by reason of the confined site configuration, the deficient quantum, quality and poor orientation of private open space provision for the proposed dwellings and lack of dedicated provision for cycle parking and refuse storage and collection, would constitute a substandard quality of residential design and layout, which would be seriously injurious to the residential amenities of prospective occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development the area.

2. The proposed development would obscure northward sightline visibility from the entrance of the adjoining site to the immediate south of the proposed dwellings and would interfere with the safety of traffic movements onto the public road from this existing vehicular entrance/exit. The proposed would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

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

Dated this day of 2020