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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 19/338**

**APPEAL** by Andrew Carrigy care of James O'Donnell of Planning Consultancy Services, Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 4<sup>th</sup> day of February, 2020 by Galway City Council to refuse permission.

**Proposed Development:** (1) Retention of existing dwellinghouse on revised site boundaries, and (2) all associated site works at 85 Lower Salthill, 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**

The proposed development would be contrary to the Galway City Council Development Plan 2017-2023, in particular Section 2.6 Neighbourhoods: Established Suburbs, as it is out of keeping with the prevailing character, pattern and layout of residential development and rear gardens in this established urban area. In the absence of any justification for the proposed development and the identification of the future use of the lands to the rear of the site, and having regard to the limited site area of the remaining lands, appropriate pedestrian access arrangements and where the rear lane by virtue of poor surface carriageway and restricted width has limited capacity to cater for increased vehicular demand, it is considered that the proposed development, if permitted, would be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2020.**