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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 20/916**

**APPEAL** by JRBOC Limited care of Padraic Hession and Associates Limited of Unit 6 Galway Technology Park, Parkmore, Galway, County Galway against the decision made on the 1<sup>st</sup> day of September, 2020 by Galway County Council to refuse permission.

**Proposed Development:** Change of house plans from the currently permitted two number detached dwellinghouses on sites formerly numbered 35 and 38 to four number two bedroom terraced dwellinghouses and connection to the permitted sewage treatment plant and associated services in the townland of Killora. This development previously received permission under planning register reference numbers 07/1922, 12/875, 17/1253, 18/240 and 19/1038, 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. It is considered that the proposed development, by reason of its design and layout, in conjunction with the confined site configuration and deficient quantum and quality of private open space provision for the proposed dwellings, would constitute a substandard quality of residential design and layout resulting in overdevelopment of the site. The proposed development would, therefore, seriously injure the residential amenities of future occupants and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site at the edge of the village, it is considered that the design approach fails to address the site context and location, and that the terrace of four dwellings as proposed 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.

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

**Dated this            day of            2021.**