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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 20/83**

**APPEAL** by Dragamara Limited care of MKO of Tuam Road, Galway against the decision made on the 16<sup>th</sup> day of October, 2020 by Galway City Council to refuse permission.

**Proposed Development:** The development consists of:- (a) demolition of existing basement structures on site and associated infilling, (b) construction of a four-storey apartment block incorporating 18 number apartment units as follows: four number one-bed units and 14 number two-bed units, (c) provision of 22 number car parking spaces and secure bicycle parking spaces, (d) provision of all associated surface water and foul drainage services and connections ancillary to the residential development, (e) closure of existing vehicular access to the east of the site at Bóthar Stiofáin and construction of a new vehicular access and a drop-off bay to the north of the site at Cloch Ard, Bóthar Stiofáin, (f) provision of a communal bin storage area, a plant area is proposed at roof level, a vehicle sliding gate, a bin collection point, appropriate landscaping and boundary treatments, as well as all associated site development works and services at a site at Bóthar Stiofáin, Ragoon, 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**

Having regard to the location of the site in an established suburban area, its design, height, scale, mass and density and the inadequate level car parking provision proposed given its location, it is considered that the proposed development would constitute overdevelopment of the site which would be excessively overbearing in relation to adjoining properties. The proposed development would fail to integrate satisfactorily with the design, density and scale of the surrounding area. As a result, it is considered that the development would seriously injure the visual amenities of the area, the residential amenities of property in the vicinity and would have an adverse impact on the character of the area. The proposed development would be contrary to the provisions of the Galway City Development Plan 2017-2023 and the Ministerial Guidelines 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' issued by the Department of Housing, Planning and Local Government in March 2018, and 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**