An Bord Pleanála

Ordú Boird

Board Order

ABP-310579-21

Na hAchtanna um Pleanáil agus Forbairt 2000 go 2020

Údarás Pleanála: Comhairle Contae na Gaillimhe

Uimhir Thagartha sa Chlár Pleanála: 21514.

Uimhir Thagartha an Bhoird Phleanála: ABP-310579-21

Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council.

Planning Register Reference Number: 21514.

An Bord Pleanála Reference Number: ABP-310579-21.

Achomharc ó Seán Ó' Conchubhair f/ch Planning Consultancy Services of Suite 3, An Tríú Urlár, Teach an Rois, Plás Victoria, An Fhaiche Mhór, Gaillimh

Appeal by Seán Ó' Conchubhair care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway.

An Fhorbairt Bheartaithe: Bloc dhá stór go leith a thógáil ina mbeidh ceithre árasán le leagan amach

Proposed Development: Construction of a two-and-a-half-storey block consisting of four number apartments with a revised parking layout and all

páirceála athbhreithnithe agus na hoibreacha láithreáin uile a ghabhann leis. Ollspás urláir na n-oibreacha beartaithe: 374.8 méadar cearnach; gach ceann acu ag Áth an Ghlugair, Bearna, Contae na Gaillimhe.

the associated site works. Gross floor space of proposed works: 374.8 square metres; all at Aghaglugger, Bearna, County Galway.

An Cinneadh

Cead a DHIÚLTÚ don fhorbairt thuasluaite atá beartaithe de réir na gcúiseanna agus na gcúrsaí atá leagtha amach thíos.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Na Nithe a Cuireadh san Áireamh

Agus a chinneadh á dhéanamh aige, d'fhéach an Bord do na nithe sin a raibh sé de cheangal orthu, de bhua na nAchtanna agus na Rialachán Pleanála agus Forbartha, féachaint dóibh. Áiríodh ar na nithe sin aon aighneachtaí nó tuairimí a fuair sé de réir na bhforálacha reachtúla.

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.

Cúiseanna agus Cúrsaí

Bheadh an fhorbairt a bheartaítear ina cineál forbartha míchuí ar an láithreán ag breathnú amach ar chlós seirbhíse agus carrchlós, le spás oscailte neamhleor nach bhfuil inghlactha i dtéarmaí cáilíochta agus inúsáidteachta, agus a mhainníonn déileáil leis an soláthar d'áiseanna luchtaithe leordhóthanacha d'fheithiclí seirbhíse a ghintear ar an láithreán faoi láthair. Ina theannta sin, ag féachaint don leibhéal laghdaithe cúrsaíochta agus á bhreithniú i dteannta na ngluaiseachtaí breise iompaithe a ghintear sa láthair seo, meastar go gcuirfeadh an fhorbairt a bheartaítear timpeallacht droch-chaighdeán ar fáil do chónaitheoirí amach anseo agus go ndéanfadh sí díobháil mhór do thaitneamhachtaí cónaithe an limistéir. Mar sin bheadh an fhorbairt atá beartaithe contrártha le pleanáil chuí agus forbairt inbhuanaithe an limistéir.

Reasons and Considerations

The proposed development would constitute an inappropriate type of development of the site overlooking a service yard and car park, with inadequate open space that is not acceptable in terms of quality and usability, and fails to deal with the provision for adequate loading facilities for service vehicles that are currently generated on site.

Furthermore, having regard to the reduced level of circulation and taken in conjunction with the additional turning movements generated in this location, it is considered that the proposed development would give rise to a poor quality environment for future residents and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Comhalta den Bhord Pleanála atá údaraithe go cuí chun séala an Bhord a fhíordheimhniú

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

Dátaithe ar an 16th lá seo de December 2021

Stephen Bohan

Comhalta den Bhord Pleanála atá údaraithe go cuí chun séala an Bhord a fhíordheimhniú

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

Dated this 16th day of December 2021