



An
Bord
Pleanála

Board Order
ABP-313093-22

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 22/1

Appeal by Ronan Tully of 21 Whitestrand Road, Salthill, Galway against the decision made on the 28th day of February, 2022 by Galway City Council to refuse permission.

Proposed Development: Retention of front boundary wall, gate and associated railings at number 21 Whitestrand Road, Galway.

Decision

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

EPC

Reasons and Considerations

It is considered that the vehicular entrance proposed to be retained, having regard to its width at approximately 5.1 metres and gate piers at a combined width of approximately 0.8 metres, is excessive in proportion to the remaining length of the front boundary wall at approximately 3.7 metres, and is, therefore, in conflict with section 11.3.1. (g) of the Galway City Development Plan 2023-2029, according to which the maximum width for vehicular entrances shall not normally exceed 3 metres or, where the local context and pattern of development allows, the vehicular entrance shall not be wider than 50 per cent of the width of the front boundary, and where feasible the maximum extent of boundary wall should be retained. Having regard to the heights of the wall, gates and gate piers, it is considered that the development proposed to be retained is visually incongruous and seriously injures the visual amenities and character of the original prevailing low profile front boundary treatment in the streetscape and, if permitted, would set undesirable precedent for further similar development. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn Patrick Kelly

Eamonn Patrick Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *27* day of *June* 2023