

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 22/79

APPEAL by Wellpark Grove Residents Association care of Mary O'Sullivan of 63 Wellpark Grove, Wellpark, Galway against the decision made on the 16th day of June, 2022 by Galway City Council to grant subject to conditions a permission to Anthony Griffin care of Donal Walsh Architectural Services of 58 Renville Village, Oranmore, County Galway.

Proposed Development: Provision of (1) new porch to existing house with invalid access to existing house, and (2) a side extension to existing house, having access from main house only and living area for invalid persons and access to main house facilities at 143 Wellpark Grove, Wellpark, Galway.

Decision

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

Reasons and Considerations

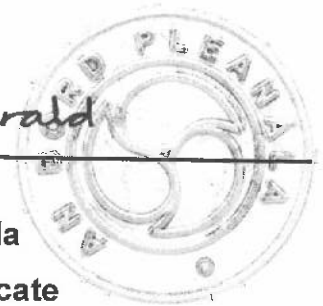
Having regard to the location of the proposed development within an area zoned Neighbourhood Residential Area in the Galway City Development Plan 2017-2023, and to the description of the development in the statutory notice for which permission is sought, the Board considered that the internal layout and circulation areas of the proposed extension would not provide a satisfactory standard of residential amenity for future occupants. The Board considered, as a result, that the proposed development would seriously injure the residential amenities of the area contrary to the zoning provisions for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 24th day of November 2022.