

An
Bord
Pleanála

Board Order
ABP-314444-22

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/60591

Appeal by Crownbell Limited care of Clarke Construction Design Limited of 3 Abbey Street, Loughrea, County Galway against the decision made on the 28th day of July, 2022 by Galway County Council to refuse permission.

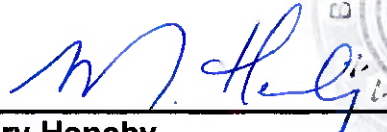
Proposed Development: Construction of six number residential units on existing infill residential site in the existing Cuil Na Canalacht housing development. The development will consist of two number three-bed semi-detached houses, four number three-bed townhouses, connection to existing surface water, foul sewer and watermain previously approved under planning register reference numbers 12/9011 and 06/091, all associated site development works and services. Access to the proposed development will be via existing access road serving Cuil Na Canalacht all at Pollboy, Ballinasloe, County Galway.

Decision

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

Reasons and Considerations

Having regard to the orientation of the rear elevations of the proposed dwelling houses and their rear gardens, their proximity to the adjacent local road, and its elevated position above the site, it is considered that the proposed residential properties would receive insufficient sunlight and daylight and their outlooks would be excessively enclosed. The proposed rear gardens would be terraced over multiple north-facing levels, their fragmented layout and northerly aspect would severely curtail their utility and attractiveness. Consequently, these residential properties would afford an unsatisfactory standard of amenity to future occupiers and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 22nd day of November 2023.