

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/244

APPEAL by Silver Task Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 25th day of July, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of (1) permission to demolish existing sub-standard dwellinghouse, (2) construct new two-storey guest house, (3) associated car parking, landscaping, connection to public sewer and (4) all associated site works and services at Cosmona, Atherry Road, Loughrea, County Galway.

Decision

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

Reasons and Considerations

It is considered the proposed development, by reason of its scale, bulk and proximity to site boundaries, would constitute overdevelopment of a restricted site, would seriously injure the amenities of the area and residential property in the vicinity and would be contrary to Policy Objectives PM1, PM8 and PM10 of the Galway County Development Plan 2022-2028 which seek:

Policy Objective PM1 – Placemaking sets out to create sustainable and attractive communities with unique character and are safe accessible places for everyone to socialize.

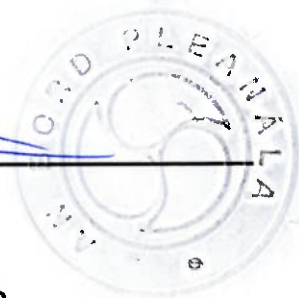
Policy Objective PM 8 – Character and Identity sets out to achieve high-quality design for new development that respects and enhances the unique characteristics of the counties towns and villages.

Policy Objective PM10 – Character and Identity sets out that new buildings must excel in architecture, functionality, durability, environmental respect, and contribute to a high-quality development with a thoughtful public space.

The proposed development would, therefore, seriously injure the amenities of the area and properties in the vicinity and would be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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



Dated this 22nd day of April 2024.