



An
Bord
Pleanála

Board Order
ABP-321719-25

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 24/61406

APPEAL by Theresa Murphy care of Grealish Glynn and Associates of 1 The Punchbowl, Ennis Road, Gort, County Galway against the decision made on the 16th day of December, 2024 by Galway County Council to refuse permission.

Proposed Development: Demolition of existing dwellinghouse and the construction of six serviced dwellinghouses at Gort, 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 that the proposed development, as received by the planning authority on the 23rd day of October 2024, fails to provide an adequate level of amenity for future residents; the privacy of houses numbered 1-3 would be compromised due to the relationship with the shared open space that these houses front onto, and the layout of this terrace would compromise the access to the front entrance of house number 2. In addition, the area of open space provided to serve the overall development would be deficient and the lack of an overall landscape plan for both the open space and the public realm results in lack of clarity on how this infill site would integrate with adjoining development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered the revised drawings submitted with the appeal amend the layout to a degree that it would require readvertising and therefore did not consider these drawings. The Board did not concur with the Inspector or the planning authority that six units is overdevelopment of the site. With an appropriate layout this site, due to the site size, location, development plan policy on compact growth and the wider setting may accommodate development of this scale or greater. In any future applications the applicant should demonstrate that the house and room sizes accord with the relevant guidelines.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 22nd day of



2025