



An
Bord
Pleanála

Board Order

ABP-320956-24

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 24/60238

Appeal by Trudy Keliher care of Sotoparra Architecture and Design Limited of 2 Gort na Bró, Miller's Lane, Galway against the decision made on the 9th day of September, 2024 by Galway City Council to refuse permission.

Proposed Development: Retention of gated pedestrian access to public green area at the rear of the house and the front driveway access width, all at 10 Forster Park, Salthill, Galway.

Decision

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

Reasons and Considerations

1. It is considered that the retention of the front vehicular entrance gateway, if permitted, would contravene condition number 2 of planning permission granted under planning register reference number 18/235, which required the reduction in width of that vehicular entrance to three metres, and would be contrary to Section 11.3.1 (g) of the Galway City Development Plan 2023-2029, which requires that, where an on-site car-parking space is to be provided in the front garden, the vehicular entrance shall not normally exceed three metres in width, or where the local context and pattern of development allows, not wider than 50 per cent of the width of the front boundary. The development proposed to be retained would be out of character with the local context and pattern of development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the retention of the rear pedestrian gate opening onto public open space at Dr Mannix Drive, if permitted, would result in the facilitation of an unplanned access point to an area of public open space, would encourage the traversing and subsequent creation of pathways over that communal space, and would adversely impact upon the coherence and use of this amenity space for which no legal consent or sufficient legal interest has been demonstrated. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam McGree

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 6th day of FEBRUARY 2025.