



An
Bord
Pleanála

Board Direction
PL61.248974

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 7th 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the zoning provisions of the Galway City Development Plan 2017-2023 the Board considered that the proposed development would be incompatible with the zoning objectives for the site, would adversely impact on residential amenities of adjoining properties, would constitute an inappropriate and unacceptable use and would constitute an unsustainable form of development and would materially therefore contravene s.11.2 of the County Development Plan. The proposed development would therefore be contrary to the proper planning and development of the area.

Note i: The Board concurred with the inspectors concerns regarding the traffic movements arising from the proposed car park development which by reason of the design and layout of the proposed development, including the inadequate provision for appropriately designed and located pedestrian facilities within the site and along the public road at Lenaboy Gardens to connect to existing pedestrian facilities, having regard to the Design Manual for Urban Roads and Streets (2013) as the applicable road design standard, would endanger public safety and, in particular pedestrian safety, by reason of traffic hazard or obstruction of road users or otherwise. However having regard to the substantive reason for refusal the Board decided not to pursue this matter further.

Note ii : Section to circulate the Direction with the Order.

Board Member

Date: 07.03.18

Paul Hyde