



An
Bord
Pleanála

Board Direction
BD-002222-19
ABP-302511-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The site is predominantly located on lands zoned RA (Natural Heritage, Recreation and Amenity) within which the proposed development is not a permitted use and which forms part of a green open space network for the city of Galway. Notwithstanding the specific development objective of the site which merely states that “the Council will consider the use of these lands for a Hospice”, it is considered that the proposed development would contravene materially the zoning of these lands for ‘Natural Heritage, Recreation and Amenity’ and the provisions of the development plan when taken as a whole. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the documents submitted with the application and with the appeal, it is considered that the subject site is in an area of significant bio-diversity value and exhibits conditions characteristic of Annex 1 Habitats, Semi-natural dry grasslands and scrubland facies on calcareous substrates (6210) and Lowland hay meadows (6510). It is considered that the proposed development which would require the permanent removal of 0.68ha of those habitats would be inappropriate and would contravene materially Policy 4.2 of

the Galway City Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the zoning objectives and policies of Galway City Development Plan 2017-2023, the location of the proposed development on lands zoned for Natural Heritage, Recreation and Amenity and notwithstanding the specific objective applying to these lands, considered the development plan when taken as a whole, would not support such a development.

Furthermore the Board had regard to the bio-diversity value of those lands and considered that the development would be inappropriate and contrary to policies to protect natural heritage.

Board Member

Date: 25/01/2019

Michelle Fagan