



An
Bord
Pleanála

Board Direction
BD-002938-19
ABP-303173-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 3rd 2019.

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

Reasons and Considerations

Having regard to the prominent location of the subject site at a key junction on the Western Distributor Road, at the entry point from this Road into the designated Knocknacarra District Centre, as set out in the Galway City Development Plan 2017 – 2023, and having regard to the provisions of the Retail Planning Guidelines for Planning Authorities, issued by the Department of the Environment, Community and Local Government, 2012, and accompanying Design Manual, it is considered that the proposed development, by reason of its horizontal emphasis, its mainly single storied nature and limited height, and by reason of its overall design, with little animation to the adjoining streets, particularly a mainly continuous blank façade along the southern elevation facing the Western Distributor Road, would constitute a monolithic and poor quality of development in terms of visual amenity and streetscape, and would represent a substandard design intervention at this location, which would be contrary to these Ministerial Guidelines and in particular to the guidance set out in Section 6 of the Design Manual. 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, and while accepting that the quantum of retail floorspace proposed at this location was generally justifiable in the light of the location of the site within the Knocknacarra District Centre, the planned expansion of this suburb, and in the light of the submitted retail impact assessment, the Board considered, for the reasons outlined in its order, that the design of the proposed development would not provide the necessary landmark building for such a prominent site within the District Centre, at a key junction on the Western Distributor road, and did not accept the conclusion of the Inspector that it represented a pleasing design aesthetic nor that it was appropriate to its location. Furthermore, the Board was not convinced that the requirement to provide a large amount of car parking necessitated the form of development envisaged, as suggested by the Inspector, and noted that similarly-sized supermarkets in other locations within the State have provided for, for example, undercroft car-parking below retail floorspace, and additional commercial or residential floors above such retail floorspace.

Board Member

Date: 3rd May 2019

Philip Jones