



An
Bord
Pleanála

Board Direction
BD-003566-19
ABP-304050-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/7/2019.

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

Reasons and Considerations

1. It is considered that the layout and design of the proposed development which does not accord with best principles as per the criteria set out in the Urban Design Manual published by the Department of the Environment, Heritage and Local Government (May 2009). Specifically, it is considered that the proposed layout is dominated by an internal access road layout which would not be conducive to pedestrian safety or traffic calming and would not provide an attractive layout or contribute in a positive way to the public realm. Furthermore, it is considered that the proposed development as designed does not properly respond to its context and surrounding and is poorly connected with Galway City in terms of facilities for pedestrians and cyclists. The proposed development would, therefore, constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The subject site is located on a minor road which is substandard in terms of width and alignment and lacks adequate pedestrian and cycle facilities. It is considered that the traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and obstruction to road

users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/07/2019

Maria FitzGerald