



An
Bord
Pleanála

Board Direction
BD-012302-23
ABP-310615-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2023.

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

Reasons and Considerations

It is considered that the development as proposed by reason of its proposed height, massing, volume in conjunction with its extreme proximity to Forthill cemetery, would have a detrimental impact upon the character and setting of this heritage asset. It is considered that the building as proposed would, therefore, contravene Policy 8.1 of the Galway City Development Plan 2023-2029 which seeks to ensure that new development enhances the character or setting of a protected structure and Policy 8.4 which seeks to ensure that proposed development within the designated city centre Zone of Archaeological Notification is not detrimental to the character of an archaeological site or its setting. 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 considered that while elements of the proposal such as the palette of materials reflecting the maritime context and the public realm proposed addressing Bothar na Long were acceptable, the specific form of the proposed development in respect of its massing, scale, volume and height as it addresses Forthill cemetery

coupled with the extreme proximity to same would be overbearing when viewed from this culturally important site. While the Inspector referenced that increased height had been permitted in the vicinity of the cemetery by reference to Bonham Quay and within the Ceannt station regeneration area, the Board noted that the development permitted on those sites would have greater separation distances from the cemetery, whereas the current site would require further consideration in respect of the most appropriate form of development consistent with its proximity to the cemetery. While the Board agreed that the redevelopment of this underutilised site would be a planning gain, such redevelopment needs to be specifically considered in respect of the impacts arising on the immediate receiving environment, in particular Forthill Cemetery, and it was not considered that the development as proposed in this instance would satisfactorily address this requirement.

Board Member


Una Crosse

Date: 31/05/2023