

An
Bord
Pleanála

Board Direction
BD-010516-22
ABP-310976-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/04/2022.

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

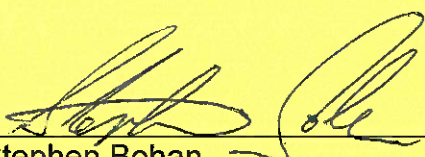
Reasons and Considerations

1. Having regard to the Galway City Development Plan, 2017-2023 which designates the site location as a Level 3 District Centre within the Galway City and County Retail Hierarchy within the western suburbs and in an area subject to the zoning objective C1 and, in particular to the specific criteria in section 11.2.6 thereof, including high quality urban design in accordance with an urban village concept, it is considered that the proposed development is deficient by way of the nature and range of the proposed retail and mix of uses for such a designated district centre and would be inconsistent with the policy set out in section 11, and to the nature and form of commercial and retail use sought. The proposed development would therefore be contrary to the Galway City Development Plan, 2017-2023 and to the proper planning and sustainable development of the area.
2. It is considered that the proposed development is deficient and substandard in quality, layout, form, and public amenity of the open space provision in that it is not demonstrated that the size and function of civic open space/parklands reflects the scale of the overall development as provided for in section 11.2.6-

The proposed civic plaza is seriously insufficient in size, and is dominated by the adjoining buildings, and retail uses some of which overspill into it and services such as cycle parking resulting in cluttering and poor-quality circulatory space, and lack of potential passive outdoor recreational amenity and, connectivity and integration into and with open space in adjoining lands to the south and linkage with surrounding development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard, would not result in an adverse impact on the relevant objectives of the Galway Transport Strategy, particularly with regard to cycle infrastructure and quality bus movement and would therefore militate against the efficient use of the Western Distributor Road for these functions in which the WDR is integral in the western suburbs by reason of traffic generated by the proposed development at the proposed junction directly off the Western Distributor Road resulting in obstruction of free flow and safety of public transport, cyclist and pedestrian flow and circulation for which facilities and prioritisation is to be provided. The proposed development would therefore be contrary to the Galway Transport Strategy and to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 13/04/2022