

**An
Bord
Pleanála**

**Board Direction
BD-011232-22
ABP-311261-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/2022.

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

Reasons and Considerations

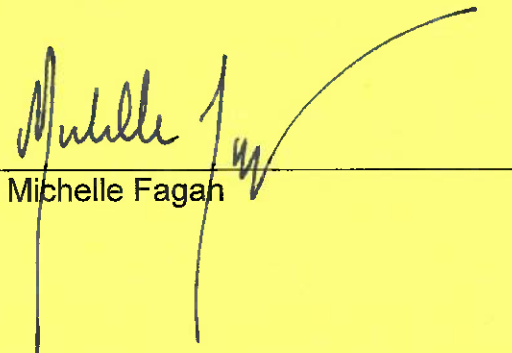
Having regard to:

- The Galway City Development Plan, 2017-2023 incorporating Variation No 5 which provides for alignment of the Core Strategy with the National Planning Framework, the Regional Spatial and Economic Strategy, and the Galway Metropolitan Strategy Plan which seek compact, sequential and sustainable development in larger urban areas that is focused on consolidation and a shift towards a compact urban form in which sprawl of the suburbs is prevented by delivery of high density schemes at appropriate locations;
- To the location of the site at the periphery of the city outside the areas designated as the 'city centre' as 'established suburbs' or as 'outer suburbs' and which is lacking accessible and convenient high frequency public transport, alternative sustainable travel and, services and facilities and
- to the site which is not included within the adopted Housing Strategy, and which is subject to the zoning objective, C1 *'to provide for enterprise, light industry and commercial uses other than those reserved for the CC zone'*,
and,

- to the scale extent, nature and intensity of the proposed mixed-use development,

It is considered that the proposed development would materially contravene the zoning objective for the site, would be contrary to strategic development policy and objectives for the city as provided for in the National Planning Framework, the Regional Spatial and Economic Strategy, and Galway City Development Plan, 2017-2023 which provides for consolidation and compact growth the city; and would result in dependency on unsustainable commuter driven trip generation by private car on the N83 and on the national road network which is in conflict with the policies within Spatial Planning and National Roads: Guidelines for Planning Authorities' 2012 and, would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 07/09/2022