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Bord
Pleanála

Board Direction
BD-011448-22
ABP-311623-21

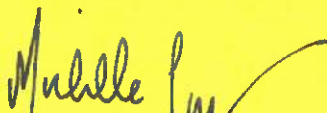
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2022.

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 policies and objectives of the Galway City Development Plan, 2017-2023 and in particular to the site location which is outside of a designated District Centre or Neighbourhood Centre and which is subject to the zoning objectives, 'I' which provides for industry and enterprise uses and 'C1' which provides for enterprise, light industry and commercial uses other than those reserved for the city centre zone and, where there is a specific policy objective within the Development Plan to consider only bulky goods retailing and local retailing needs and where there is an exception provided which would allow for food store development on specific sites at Briarhill, the Board is not satisfied that the scale of the retail development proposed would accord with the provisions of Section 11.2.6 of the Development Plan or with the Retail Hierarchy as set out within the Development Plan, and it is considered that the proposed development materially contravenes the development objectives for the lands and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 04/11/2022