



An
Bord
Pleanála

Board Direction
BD-010370-22
ABP-311928-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2022.

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 site location at a highly prominent location within the public realm at Salthill, adjacent to the promenade, and to the provisions of Galway City Development Plan, 2017-2023, in particular

- Section 8.7, which provides for reinforcement of the distinctive character of the city by way of a high standard in the built environment through urban design good place making ensuring a high-quality built environment and,
- Section 10.3 which seeks to enhance the role of Salthill as an urban village, leisure, recreation and coastal amenity area and to ensure high quality of design new developments which have regard to the distinctive character of Salthill with encouragement of high-quality mixed-use development and improvement to the public realm and discouragement of uses that leads to deterioration of the amenity and urban village status.

it is considered that, the proposed development would provide a poor standard of design in the context of the character of the surrounding built environment and public realm amenity areas, resulting from its scale, mass and form, including a lack of coherence provided by the projecting and setback elements and openings to the

west and south elevations, and the continuous horizontal design emphasis adjacent to No 183 Upper Salthill Road and the adjoining properties.

The proposed development would therefore fail to achieve high quality design, to respect the distinctive character of the adjoining properties on Upper Salthill Road in the village of Salthill, and to contribute to improvements to the public realm at a high profile and visually prominent location. The proposed development would therefore, be contrary to the proper planning and sustainable development of the of the area.

Note: Having regard to the location of the site which is partially inside the boundary of the Galway Bay SAC (000268) and its proximity to Galway Bay SPA (004031), it is considered that a Natura Impact Statement would be required as part of any further planning application on this site.

Board Member



Michelle Fagan

Date: 25/03/2022