

An
Bord
Pleanála

Board Direction
BD-013715-23
ABP-313054-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2023.

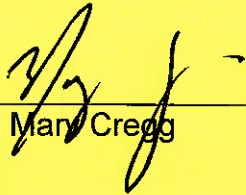
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board is not satisfied that sufficient information has been supplied to support the appellant's case that the current offices can be categorised as 'standard' rather than 'specialist' offices. The proposed development does not meet the criteria for parking allocation for specialist offices set out in Table 11.6 - *Parking Space Requirement for Different Types of Development: Maximum Standards of Galway City Development Plan 2023-2029*. Having regard to the absence of a clear justification for additional car parking and to the oversupply of car parking which is proposed, it is considered that the proposed development would lead to the creation of an unsustainable car dependent development and would militate against the overarching objectives of the National Climate Action Plan 2023, which seeks to reduce and limit the provision of car parking in order to reduce car dependency and promote public transport usage, the National Planning Framework – Project Ireland 2040, which supports more favourable modes of transport to the private car, and the relevant provisions of the Galway City Development Plan 2023 – 2029, specifically Table 11.6 - Parking Space Requirement for Different Types of Development: Maximum Standards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

NOTE: The Board noted that the proposed development is located within the IDA campus, and car parking for the campus is not centrally managed. From a sustainable planning perspective, given the overall quantum of parking provision, this option could potentially be explored by the appellant.

Board Member



Mary Cregg

Date: 28/09/2023