

An  
Bord  
Pleanála

**Board Direction**  
**BD-014902-23**  
**ABP-313102-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/12/2023.

The Board, in a split decision, decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**


The Board had regard to the Galway City Development Plan 2023-2029, in particular Policy 8.7(8) which requires adherence to Galway City Urban Density and Building Height Study 2021, the prominent site location for the proposed development, its context and proximity to the outer suburbs where the prevailing height is 2-3 storeys. The Board considered the proposed development would seriously injure the visual amenities of the area and would be contrary to the stated policy of the planning authority as set out in the current Development Plan in relation to urban design and placemaking.

The Board noted development plan Policy 8.7(9) which allows scope for greater height in areas outside those identified in the Galway City Urban Density and Building Height Study 2021, where this additionality is justified based on outstanding architectural design, while also satisfying other planning considerations. In this regard the Board considered the height, massing and proportions of the proposed development and its relationship with the surrounding area would be visually discordant in this particular location and would not meet the test of exceptional design quality. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the proposed development would be contrary to Policy 8.7(8) which requires adherence to Galway City Urban Density and Building Height Study 2021 and did not share the Inspector's view that exceptional design quality had been demonstrated due to the mass, scale and form of the proposed development and its relationship with the surrounding area.

Board Member

  
Martina Hennessy

Date: 19/12/2023

DECISION QUASHED