



An  
Bord  
Pleanála

**Board Direction**  
**BD-013772-23**  
**ABP-313259-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2023.

The Board decided to refuse permission for the following reasons and considerations.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the view of the Local Authority regarding the quality of the scheme, both in terms of design and layout.

The Board considered that the shared open space lacked residential amenity and privacy for the units it served.

The Board considered that improvements proposed to the road accessing the development was not adequately addressed or detailed in the application or the appeal and that the parking provision and layout did not accord with development plan standards.

The application is for older person housing, the Board considered the application lacked detail on how this is to be operated and managed.

The Board considered the archaeological impact assessment report submitted at appeal stage, the Board concluded that this assessment and recommendations did not adequately address the concerns raised by the Department of Housing, Local Government and Heritage in its submission.

The Board considered the revised proposal for the disposal of surface water and foul water drainage. The Board concluded that the extent of works proposed were extensive and required works outside the boundary of the application site, this is a

significant amendment to the proposal. Aside from the matter of the scale of this amendment, no report has been received from Uisce Eireann on this revised proposal and the environmental consequences have not been assessed.

Note: The Board noted that the Gort Local Area Plan was extended to June 2023 only, and that in the Galway County Development Plan 2022- 2028 Gort is identified as a Tier 4, self-sustaining town in the settlement strategy.

### **Reasons and Considerations**

1. The proposed development by reason of its form, design and layout would detract from the amenity of the area and create a poor residential environment for future residents. The relationship with the riverside walk, and the lack of animation of the street were considered to create a poor interface with the public realm. The communal open space lacked amenity and the private open space associated with the houses had a poor connection with the dwellings it served. The car parking provision does not accord with the requirements of table 15.5 and the applicant has not justified a reduced provision of parking to the satisfaction of the Board. The layout of the carparking spaces is considered to detract from the development itself and would endanger public safety by reason of traffic hazard due to the turning movements generated. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The application lacks clarity regarding the extent and design of works proposed to the public road. The revised foul water drainage submitted to An Bord Pleanála, 07/04/23 proposes a materially different design, it includes works outside the boundary of the site which is not appropriate at this stage. The applicant has not demonstrated that the existing sewer infrastructure can serve the development. The proposed development is premature until a satisfactory foul drainage connection is available to serve the development.

Note, the Board also considered that the; potential archaeological impacts have not been adequately assessed by the applicant and that the information submitted was not adequate for the environmental impacts of the development to be fully considered.

**Board Member**

A handwritten signature in black ink, appearing to read 'MHenchy', written over a horizontal line.

Mary Henchy

**Date:** 18/09/2023

