

An
Bord
Pleanála

Board Direction
BD-011638-23
ABP-313761-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2023.

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

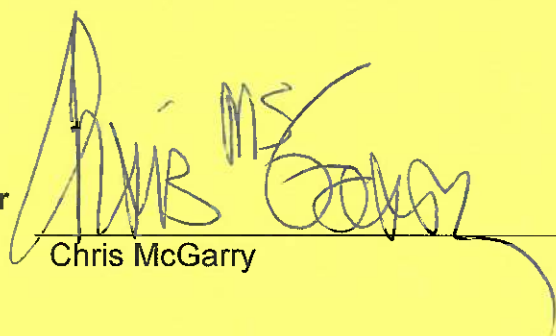
Reasons and Considerations

1. Notwithstanding the residential zoning objective for the area, it is considered that the proposed development would continue and extend the piecemeal development of the area without the provision of adequate social and physical infrastructure. It is considered that due to the lack of appropriate and safe pedestrian linkages, the distance to public transport and the lack of social and community facilities in the vicinity, the proposed development would be excessively car dependent and with a lack of alternative travel options would, therefore, be contrary to national, regional and local policy objectives on sustainable mobility. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
- 2 The proposed development is located along a section of local road which is substandard in width and alignment, with no pedestrian and cycle facilities. It is considered that when taken in conjunction with existing and permitted development, the proposed development, which would be excessively car dependent, would further erode the level of service and increase congestion in the area. The proposed development would lead to conflict between road users including traffic, pedestrians and cyclists and seriously endanger public

safety by reason of traffic hazard. It is considered that the proposed development is premature pending the completion of the N6 Galway City Ring Road scheme and associated improvements to Ballymoneen Road. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

- 3 The proposed development includes culverting an existing open drain within the site, which is identified as draining to the Barna stream and which itself flows into Galway Bay and the Inner Galway Bay SPA (Site Code 004031) and Galway Bay Complex SAC (Site Code 000268). On the basis of the information submitted with the application, the Board is not satisfied that sufficient information has been provided in relation to the proposed works, nor that such works have been comprehensively assessed within the submitted Natura Impact Statement. The Board cannot be satisfied therefore, that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European site(s) including the Inner Galway Bay SPA (Site Code 004031), and Galway Bay Complex SAC (Site Code 000268). In such circumstances the Board is precluded from granting permission.

Board Member



Chris McGarry

Date: 13/01/2023