

**An
Bord
Pleanála**

**Board Direction
BD-014821-23
ABP-314028-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2023.

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

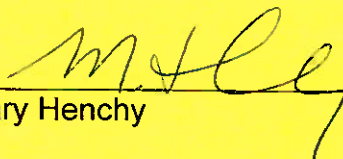
Reasons and Considerations

1. The proposed development on lands not zoned for residential development contravenes the Core Strategy of the Galway County Development Plan 2022- 2028, Policy objective CS2 Compact Growth and Policy objective OSGT2, Sustainable Residential Communities. The development proposed is therefore contrary to the proper planning and development of the area.
2. The design and layout of the scheme does not contribute to good place making due to the road dominated layout, the scheme does not accord with the place making policy objectives contained in Chapter 3 of the Galway County Development Plan and therefore, is contrary to the proper planning and sustainable development of the area.
3. The proposed development, would result in an intensification of use of an existing entrance which accesses directly onto the Glann Road, at a point where the speed limit of 80 km/h applies. The additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road. It is therefore considered that the

proposed development would endanger public safety by reason of a traffic hazard.

4. Having regard to the location of the site relative to the Lough Corrib Special Area of Conservation the board considered that adequate information has not been provided on the potential impact of the development on hydrological and ecological conditions to satisfy the Board that the development would not adversely impact on the qualifying interests of this SAC. It is therefore considered that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations, 1997, that the development does not adversely affect the integrity of a European Site. It is therefore considered that the development would be contrary to the proper planning and sustainable development of the area.
5. Having regard to the location of the site in an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 11/12/2023