

An  
Bord  
Pleanála

**Board Direction**  
**BD-016005-24**  
**ABP-314295-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2024.

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


### **Reasons and Considerations**

Having regard to the design and layout of the proposed development, including a central shared space that would be dominated by an array of hard surfaces with limited soft landscaping and excessively-wide home zones, the limited passive surveillance and weak urban edge onto Bóthar an Chóiste, the unbalanced distribution of fully functional open spaces, and the absence of proposals to provide a greenway along the western boundary of the site, the proposed development would not be conducive to creating a people-friendly environment, would not feature sufficient quality, functional, recreational and amenity space and facilities to conveniently serve the public and communal open space needs of future residents of the development, would fail to provide a sufficiently appropriate active frontage addressing the public road and would fail to ensure sufficient permeability through the development. Accordingly, the design and layout of the proposed development would be contrary to the standards set out in the Design Manual for Road and Streets issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, and would be contrary to the principles advocated in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, would be contrary to the communal amenity space provisions in the Sustainable Urban

Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2023 and would fail to comprehensively provide for the 'RA Greenway' specific objective of the Galway City Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted that the Galway County Development Plan 2023- 2029 has been made since this application was lodged and that the Guidelines for Sustainable Residential Development in Urban Areas 2009 has been replaced by the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. The Board was satisfied that the new policy aligns with the previous policy as it relates to this development.

**Board Member**

  
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Mary Henchy

**Date:** 08/04/2024