



An
Bord
Pleanála

Board Direction
BD-014740-23
ABP-314432-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2023.

The Board decided by a majority of two to one to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board had regard to the Galway County Development Plan 2022-2028, the location of the proposed development on Residential zoned lands (Phase 2) in the settlement of Baile Chláir as set out in the Metropolitan Area Strategic Plan which forms part of the Development Plan, and Policy Objective GCMA1 setting out that Residential (Phase2) lands are generally not developable within the lifetime of this Development Plan, subject to specified exceptions.

The Board was not satisfied that sufficient exceptional grounds had been presented demonstrating that the proposed residential development should be considered on Residential (Phase 2) lands in Baile Chláir at this time. Therefore, the Board considered that the proposed development would materially contravene Land Use Zoning Objective GCMA 1 of the Metropolitan Area Strategic Plan which forms part of Volume II of the Galway County Development Plan 2022-2028, and would 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 was not satisfied that the exceptional grounds presented were sufficiently robust to demonstrate that Residential (Phase 1) lands cannot or will not be

developed within the Plan period and particularly so soon after the Galway County Development Plan 2022-2028 came into effect on the 20th day of June, 2022.

Board Member Eamonn James Kelly **Date:** 30/11/2023
Eamonn James Kelly