

An
Bord
Pleanála

Board Direction
BD-015815-24
ABP-314929-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2024.


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

Reasons and Considerations

1. Having regard to Zoning Objective C1 town centre/commercial of the Galway County Development Plan 2022 – 2028, which applies to that area of the site proposed to accommodate the mixed use development and townhouses and associated development, it is considered that the ratio of residential to commercial development would, due to the predominance of residential content, fail to comply with this zoning objective for the site. Furthermore, it would fail to achieve the stated objective of the zoning which seeks to develop and consolidate the existing town centre and improve its vibrancy with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses. The development as proposed, in the absence of a suitable quantitative and qualitative mix of uses would therefore materially contravene the C1 zoning objective and would be contrary to the proper planning and sustainable development of the area.
2. Objective BSMP 7 of the Galway County Development Plan 2022 – 2028, seeks to support the creation of a Coastal Amenity Park to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to

create a focal point and attractive setting for high quality tourism and mixed-use development on adjoining lands. Furthermore, Objective BSMP 9 of the Plan seeks to ensure a general building setback of 30m from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade including cycleway, children's playground(s), landscaped amenity space. While elements of the coastal amenity park and seaside promenade envisaged by the aforementioned objectives have been provided within the proposed design and layout, it is considered that the design and layout of the development as proposed incorporates, within the setback required for the coastal amenity area/promenade, elements servicing the proposed development including parts of Block C & D, the site access road and accompanying car parking spaces. It is considered that the layout proposed would militate against the provision of a high quality amenity space and the insufficient width of the public realm proposed would fail to incorporate appropriate cycle and pedestrian movement through the area and would result in a substandard public interface between the village and the coastline. Consequently, the aforementioned objectives would be contravened and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Una Crosse

Date: 13/03/2024