

An
Bord
Pleanála

Board Direction
BD-014820-23
ABP-315031-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

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

Reasons and Considerations

The Galway County Development Plan 2022 – 2028 includes the strategic aim to ensure compact growth and consolidation within the metropolitan area of Garraun. Section 1.9.1, states that Garraun, “will be a high quality compact new settlement area centred on an existing train station and will offer excellence in urban lifestyle incorporating immediate access to public transport as well as a host of community facilities and other amenities”. To achieve this aim, the detail of a proposed development is required to align with the objectives of the Garraun Urban Framework Plan, included in Volume 2 of the Plan.

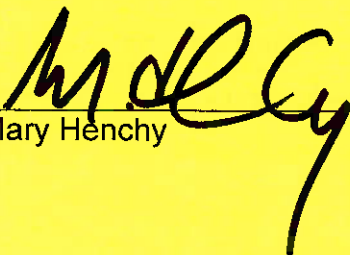
The Board considered that the proposed development did not demonstrate good place making, and is therefore contrary to objective GUFPP 10 in the Galway County Development Plan, the matters of concern included:

- (a) The design is considered piecemeal, lacking clarity on how the layout accommodates future connection to community facilities and adjoining land parcels in accordance with the Garraun Urban Framework Plan, these are required to realise the aim of compact growth.

- (b) The applicant has not demonstrated how the distribution of house types accords with section 6.2 of the Garraun Urban Framework Plan (higher density being located closer to the public transport corridor).
- (c) The layout is considered to create a poor pedestrian environment with secondary elevations fronting streets, the layout proposed does not align with the frontages indicated on the Urban Framework Plan.
- (d) The fragmented open spaces do not contribute to the network of open spaces and permeable routes linking; community facilities, the development, public transport nodes and the proposed local centre proposed in the Gurran Urban Framework Plan.
- (e) It is considered the set back of the units, the carparking arrangement and the internal road layout proposed provides poor passive surveillance to the L7105, a future pedestrian, cycle and public transport route, linking Garraun to the coast.

The Board considers that while the scheme goes someway to align with the Garraun Urban Framework Plan, the detail of the proposal undermines the delivery of an integrated urban development which is required to ensure the delivery of compact growth. The proposed development is therefore not in accordance with the Galway County Development Plan 2022-2028, Urban Framework Plan for Garraun and, therefore, would not be in accordance with the proper planning and sustainable development of the area.

Board Member


Mary Henchy

Date: 11/12/2023