

An
Bord
Pleanála

Board Direction
BD-015414-24
ABP-315724-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2024.

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

Reasons and Considerations

1. The proposed development is located in the Westside area which is identified in section 10.23 of the Galway City Development Plan 2023-29 as lacking a strong urban definition and streetscape with poor legibility and sense of place. The area has the objective '*to improve connectivity, to increase attractiveness and encourage more sustainable street level community interaction and activity*'. Having regard to the absence of an appropriate public realm, high quality accessible civic spaces or significant alterations to the existing site layout dominated by surface car parking, the proposed development fails to provide a high quality layout that would be in accordance with Policy 8.7 'Urban Design and Placemaking' and with the urban design criteria as set out in Table 8.1 of the Galway City Development Plan 2023-2029. As such, the proposed development would be contrary to the Galway City Development Plan 2023-2029 and would seriously injure the amenities of future residents of the proposed residential development.
2. Having regard to the proposed layout and design of internal roads and paths which would not give priority to the needs of pedestrians, cyclists and other vulnerable road users over that of vehicular traffic, contrary to the provisions of the Design Manual for

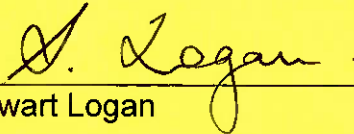
Urban Roads and Streets (2013), the Board considers that the development as proposed would endanger public safety by reason of traffic hazard. The proposed development fails to demonstrate accessible and safe connectivity with adjoining pedestrian and cyclist infrastructure in the neighbourhood and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the poor quality of communal open space provision in terms of location, amenity and overshadowing, the absence of a Daylight, Sunlight and Overshadowing Assessment for the proposed development, the deficient location of residential access arrangement/entrance and open space/playground in security and passive surveillance terms, the Board considers that the development as proposed would not be in accordance with the General Development Standards and Guidelines (section 11.3) of the Galway City Development Plan 2023-2029. In addition, the proposed cycle parking provision at first and second floor levels, is not considered to be sufficiently convenient or accessible, and is thereby contrary to section 5.25 of Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) and section 11.3.1(h) the Galway City Development Plan 2023-2029. The Board considers that the proposed development would be contrary to the Galway City Development Plan 2023-2029, the said ministerial guidelines and would seriously injure the residential amenities of future residents of the proposed development and would, thereby, be contrary to the proper planning and sustainable development of the area.

4. Having regard to the absence of satisfactory proposals in the proposed development that:
 - Provide a car parking management strategy for the overall site including existing and proposed development
 - Offer a justification for the overall car parking provision for the proposed residential and retail uses
 - Provide an up-to-date and comprehensive assessment of the traffic impacts of the proposed development on the surrounding road network

the Board is not satisfied that, noting the evidence on file of existing traffic congestion in the immediate area, the proposed development would not have an unacceptable impact on the surrounding road network and thereby be contrary to the proper planning and sustainable development of the area.

Board Member



Stewart Logan

Date: 22/02/2024