

An
Bord
Pleanála

Board Direction
BD-014777-23
ABP-317362-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2023.

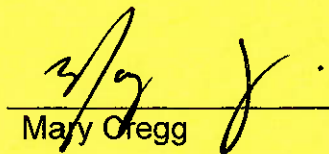
The Board decided to refuse retention permission and refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The Board noted that the development proposed for retention and the proposed residential development are located on lands which have been unzoned, the '*R2 – to provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area*' land use zoning objective deleted, and the specific development objective, Figure 11.14 in the extended Roscam area, omitted under Ministerial Direction issued under Section 31 of the Planning and Development Act 2000 (as amended) regarding Galway City Development Plan 2023-2029. It is considered that the development proposed for retention and the proposed residential development on un-zoned lands in a peripheral location, would be contrary to the land zoning policies and objectives set out in the Galway City Development Plan 2023-2029 and would undermine the potential of the city to deliver its compact growth targets in National Policy Objective 3a and 3b, as set out in the National Planning Framework Ireland 2040 (2018). As such, the development proposed for retention and the proposed development would be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, in combination with other plans or projects, would not be likely to have a significant effect on the Galway Bay Complex Special Area of Conservation (SAC 000268), and Inner Galway Bay Special Protection Area (SPA 004031), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.

Board Member


Mary O'Leary

Date: 04/12/2023