



An
Bord
Pleanála

Board Direction
BD-018434-24
ABP-320582-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board considered that the height, scale and mass of the proposed development to be inappropriate for this outer suburban area and would be contrary to Policy 8.7(8) of the City Development Plan which seeks to adhere to the Galway City Urban Density and Building Height Study (2021). The Spatial Strategy for the outer suburbs set out in the Galway City Urban Density and Building Height Study (2021) states that the prevailing 2-4 storey building height pattern should continue and any opportunities to increase the height of new buildings above the prevailing height in the area should be marginal. The proposal at 8 storeys in height is considerably in excess of the prevailing height in this outer suburban area and therefore contrary to the Galway City Urban Density and Building Height Study (2021), the Galway City Development Plan 2023 - 2029 and 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 considered the proposed development would be contrary to Policy 8.7(8) which requires adherence to Galway City Urban Density and Building Height Study 2021 and did not share the Inspector's view that exceptional design quality had been demonstrated due to the mass, scale and form of the proposed development and its relationship with the surrounding area. It is further noted that Section 3.1 of the Urban Development and Building Height Guidelines for Planning Authorities seeks a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility. Having regard to the sites location in an outer suburban area on the periphery of the built-up area, the Board considered that the policies in the National Planning Framework or the National and Western Regional Spatial and Economic Strategy regarding the promotion of compact settlement growth did not justify such a fundamental departure from the prevailing 2-3 storey character of the surrounding area.

The Board also did not share the inspectors view that the site was sufficiently well serviced by public transport, in order to reduce any substantial reliance on the private car, particularly in relation to providing access from the site to the and from Galway City Centre. In this regard it was considered that the applicant had not sufficiently demonstrated or justified the reduction in car parking provision below the standards required in the development plan.

The Board also had regard to the grounds of the first party appeal, and for the arguments set out above, did not consider an 8-storey building to be appropriate on the subject site. The Board also noted the arguments put forward by the appellant regarding the reduction in the quantum of development by one storey would adversely affect the viability of the proposed development, for this reason the Board considered that any further reduction in the height and scale of the proposed development in order to allay its concerns and provide a development of a more suitable scale in the context of the surrounding area, would further reduce the viability of the proposal and would result in a development which is materially different that that originally applied for.

Board Member


Paul Caprani

Date: 11/12/2024

DECISION QUASHED

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