

An  
Bord  
Pleanála

**Board Direction**  
**BD-019371-25**  
**ABP-321107-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/04/2025.

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

### **Reasons and Consideration**

The development by reason of the proposed design represents an inappropriate overdevelopment of a confined infill site and is considered out of keeping with the existing pattern of local development, while the scale, height, massing, urban grain and definition as proposed would represent an incongruous form of development which if approved would be contrary to the proper planning and sustainable development of the area and is considered contrary to Policy Objectives SGT 12, PM8, PM10 and UL2 as well as DM Standard 2 of the Galway County Development Plan 2022-2028, and if permitted as proposed, would have an adverse impact on the residential amenity of nearby properties, particularly to the immediate east and north of the site.

Furthermore, the proposed density significantly exceeds that as set out in the Core Strategy and DM Standard 2 (Table 15.1 Residential Density – Small Growth Towns) of the Galway County Development Plan 2022-2028 and would, if permitted, contravene policy objectives and development management standards contained in the current county development plan and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, notwithstanding the detailed assessment that was undertaken, the Board did not agree with the Inspector's finding that the 'overall design intervention is deemed acceptable, contributing positively to the streetscape and urban fabric of Moycullen.'

Policy Objectives SGT 12 of the Galway County Development Plan 2022-2028 seeks to 'ensure that new developments are responsive to their site context and in keeping with the character, amenity, heritage, environment and landscape of the area. New development proposals will be required to complement the existing character of the area in terms of scale, height, massing, building line, urban grain and definition and through high quality design proposals for buildings/structures/shop fronts, the use of high quality, appropriate materials and the provision of appropriate signage, lighting, landscaping proposals and other such details.'

The development cited as a precedent by the applicant and referenced by the Inspector is on a larger site with twice the road frontage, adjacent a local shopping centre comprising a number of two storey buildings, with a heavily wooded area to the rear.

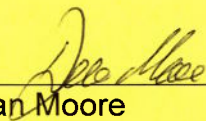
The prevailing building heights to the east of the subject site are two storey (upper storeys being dormer style), a vacant overgrown site to the west and bungalows across the road to the south, the communal open space is a metre lower than the ground floor at the rear of the three storey development, adjacent the bike and bin stores on the boundary retaining wall, and the entire front of the site (save a small strip or two of plantings) is hardstand for the 4 (original) car parks.

On the matter of car parking, the Design Manual calls for 1.5 spaces per unit, and although there is flexibility e.g. for developments adjacent good high frequency public transport, the presence of a bus stop within 250 metres of the subject site with services to adjacent larger towns would not satisfy the Board to remove all parking provisions as recommended by the Inspector



The Board found that the proposed development would represent an overdevelopment of a constrained infill site, and while the structure maintained the adjacent building line, it does not respect/complement the scale, height, massing, urban grain of the locality, or present a high-quality design.

**Board Member**

  
Declan Moore

**Date:** 03/04/2025