



An
Bord
Pleanála

**Board Order
PL 61.248068**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway City Council

Planning Register Reference Number: 15/134

Appeal by Highcross Developments Limited care of McCarthy Keville O'Sullivan Limited of Block 1 Galway Financial Services Centre, Moneenageisha Road, Galway against the decision made on the 26th day of January, 2017 by Galway City Council to refuse permission.

Proposed Development: (1) Demolition of existing dwelling and (2) construction of a three-storey over part-basement mixed-use commercial development. The development will consist of a retail unit, a financial services unit, offices and restaurant/bar with surface car parking and all associated site works, all located north-east of the roundabout at the junction of Clybaun Road, Knocknacarra and Western Distributor Road, Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the prominent location of the site as an importance entrance site into Galway City, it is considered that the proposed development, consisting of a mix of elevational, roof and window styles and four different types of external materials and excessive signage, would be incongruous in terms of its design and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Galway City Development Plan and in the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009 and the accompanying Best Practice Design Manual, in relation to urban development and urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.

