



An
Bord
Pleanála

**Board Order
PL 07.249176**

Planning and Development Acts 2000 to 2017

Planning Authority: Galway County Council

Planning Register Reference Number: 16/1622

Appeal by Noel and Joan Ryan care of Dolan and Associates Limited of Teach Mhuire, Church Street, Creagh, Ballinasloe, County Galway and by Martin and Freda Cannon care of Gerard Cleary of Cleaghmore, Ballinasloe, County Galway against the decision made on the 10th day of August, 2017 by Galway County Council to grant subject to conditions a permission to Robert McGrath care of Clarke Construction Design of 3 Abbey Street, Loughrea, County Galway.

Proposed Development: Retention for two number raft foundations previously constructed in the Clos An Iarnoid housing development under planning register reference number 06/011 and all associated works. Permission for the construction of six number houses in two number blocks on these raft foundations with connection to the existing services in the Clos An Iarnoid housing development and all associated site development works, all at Station Road, Ballinasloe, County 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 submissions on file, and based on information available regarding flooding in this area in 2009, it is considered that the proposed development is located on lands which are at risk of flooding and the proposed land use constitutes a high vulnerable development, as set out in “The Planning System and Flood Risk Management Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in November, 2009. It has not been demonstrated that the flood alleviation measures subsequently carried out in Ballinasloe have materially reduced the risk of flooding of the site. In these circumstances it is considered that developing further housing on the scale proposed would place the new residents at risk, and would be contrary to the Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would result in an unacceptable intensification of vehicular trip generation at the junction between the public road serving the site and Station Road where sightlines are restricted, particularly in a northerly direction, and where pedestrian facilities are limited. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018