



An
Bord
Pleanála

Ordú Boird Board Order

300009-17

na hAchtanna um Pleanáil agus
Forbairt 2000 go 2017

Planning and Development Acts
2000 to 2017

Údarás Pleanála: Comhairle
Contae na Gaillimhe.

Planning Authority: Galway County
Council.

Uimhir Thagartha an Bhoird
Phleanála: 300009-17

An Bord Pleanála Reference
Number: 300009-17

Iarratas do chead faoi alt 4 san Acht um Pleanáil agus Forbairt (Tithíochta) agus Tionóntachtaí Cónaithe 2016, de réir pleananna agus sonraí curtha chuig an mBord Pleanála ar an 23 Deireadh Fómhair ag Burkeway Homes Limited faoi chúram McCarthy Keville O'Sullivan, Block 1, GFSC, Bóthar Mhóinín na gCiseach, Gaillimh.

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars lodged with An Bord Pleanála on the 23rd day of October 2017 by Burkeway Homes Limited care of McCarthy Keville O'Sullivan, Block 1, G.F.S.C., Moneenageisha Road, Galway.

An Fhorbairt Bheartaithe:

Is éard a bheidh san fhorbairt ná:

scartáil tithe lasmuigh agus tógáil 113 teach cónaithe nua i mbaile fearinn Troscaigh Thoir, Bearna, Contae na Gaillimhe, ina mbeidh:

- 46 aonad scoite dhá stór
- 64 aonad leathscoite dhá stór agus
- 3 aonad sraithe dhá stór

Cuimsíonn an fhorbairt bheartaithe comh maith tógáil 2 nascdhroichidh feithicle agus 6 nascdhroichid do choisithe, soláthar limistéir páirceála do chuairteoirí, tírdhreachú ríocht phoiblí, blár poiblí chomhroinnte agus soilsiú poiblí san áireamh, díchoimisiúnú gléasra cóireála fuíolluisce atá ann, soláthar gach serbhísí draenála uisce dromchla agus séarach bréan agus ceangail gaolmhara, coimhdeach leis an forbairt cónaithe, bealach isteach do cosithe agus feithiclí ón L-1321 tríd an bhforbairt Cnoc Froigh suite díreach siar ón láithreáin beartaithe comh maith le gach oibreacha forbartha láithreáin agus seirbhísí gaolmhara.

Proposed Development:

The development will consist of:

the demolition of outbuildings and the construction of 113 number new dwelling houses in the townland of Trusky East, Bearna, County Galway, comprising:

- 46 number two storey detached units,
- 64 number two storey semi-detached units, and
- 3 number two storey terraced units.

The proposed development also includes the construction of 2 number vehicular and 6 number pedestrian link bridges, provision of visitor parking areas, public realm landscaping including shared public open space and public lighting, decommissioning an existing wastewater treatment plant, provision of all associated surface water and foul drainage services and connections ancillary to the residential development, pedestrian and vehicular access from the L-1321 local road via the Cnoc Froaigh development located immediately west of the proposed site as well as all associated site development works and services.

An Cinneadh

Cead a DHIÚLTÚ don fhorbairt bheartaithe thuas de réir na bhfáthanna agus dtuisceana ata leagtha amach thíos.

Decision

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

Na hÁbhair Curtha san Áireamh

Ag déanamh a chinnidh, thug an Bord aird ar na nithe áirithe atá dualgas air, de bhua na n-Achtanna um Pleanáil agus Forbairt agus na Rialachán arna ndéanamh fúthu, aird a thabhairt dóibh. San áireamh bhí aon aighneacht agus tuairim a fuair an Bord faoi réir forálacha reachtúla.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Act 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.

Cúiseanna agus Tuisceanna

Creideann an Bord nach gcloíonn an dlús beartaithe le forálacha na dTreoirínte d'Údarás Pleanála ar Fhorbairt Cónaithe Inbhuanaithe i gCeantair Uirbeacha (2009), a eisíodh do na údaráis faoi alt 28 ón Acht um Pleanáil agus Forbairt. Tá láithreán na forbartha beartaithe ar thailte fóinteacha laistigh de theorann forbartha Bearna, in áit arna cur in áirithe do Chéim 1 i bhforbairt chónaithe, agus laistigh do Cheantar Uirbeach na Gaillimhe mar a ainmníodh sa straitéis lonnaíochta an chontae. Maidir le dlús beartaithe na forbartha, creidtear nach ndéanadh forbairt ar an fhorbairt seo go dlús ard dóthanach go mbeadh éifeachtúlacht inghlactha in úsáid talún fóintigh le gaireacht do Bhearna agus do Chathair na Gaillimhe, agus do sheirbhísí sóisialta agus pobail atá bunaithe sa garchomharsanacht. Chomh maith leis sin, níl meascán dóthanach áiteanna cónaithe ann toisc gur ann, den formhór, ná tithe scoite agus leathscoite. Creidtear go mbeadh an dlús beartaithe íseal i gcoinne treoracha ón Aire a luaitear cheana, a chiallaíonn nach mbeadh 30 áit cónaithe ar a laghad ann in

Reasons and Considerations

The Board considers that the density of the proposed development is contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), issued to planning authorities under section 28 of the Planning and Development Act. The site of the proposed development is on serviceable lands, within the development boundary of Bearna, in an area earmarked for Phase 1 residential development and within the Galway Metropolitan Area as designated in the settlement strategy for the county. Having regard to the proposed density of development, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Bearna and Galway City and to the established social and community services in the immediate vicinity. In addition, the proposed development does not have an adequate mix of dwelling types, being predominantly semi-detached and detached housing. It is considered that the low density

aghaidh an heicteár, nach mholtar glandhlúsanna atá níos ísle ná 30 áit chónaithe an heicteár ar mhaithe éifeachtúlacht talún. Ní chloífeadh an fhorbairt bheartaithe, mar sin, le pleanáil chuí agus forbairt inbhuanaithe na háite.

proposed would be contrary to the aforementioned Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Ball den Bhord Pleanála a bhfuil Údarás aici séala an Bhord a fhíordheimhniú

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

Dátaithe ar an

lá seo de

2018