



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/208

APPEAL by An Taisce - The National Trust for Ireland - Galway Association care of Peter Butler of Ballinderreen, Kilcolgan, County Galway and by others against the decision made on the 20th day of August, 2018 by Galway City Council to grant subject to conditions a permission to Galway Hospice Foundation care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway.

Proposed development: Development of a daycare and residential healthcare unit with a focus on Palliative Care Services, on a site which extends to 6.7 hectares, access to the site will be via the existing road infrastructure within the grounds. The proposed development will consist of the following: (1) part two-storey, part one-storey building comprising 36 number inpatient ensuite bedrooms, together with all ancillary facilities, including reception area, daycare and therapy spaces, family accommodation and associated amenities, offices and administration areas, kitchen and restaurant area, chapel, mortuary, library and education areas, service areas, delivery areas, storage areas, and plant areas, (gross floor area 5,484 square metres), (2) internal vehicular circulation routes, 159 number parking spaces (including 11 number disabled access spaces), along with associated vehicular set-down area and 20 number cycle parking spaces, (3) provision of

shared communal open space, site landscaping, all other associated site services, site infrastructure and site development works, all on the grounds of Merlin Park University Hospital, 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. The site is predominantly located on lands zoned RA (Natural Heritage, Recreation and Amenity) in the Galway City Development Plan, 2017-2023 within which the proposed development is not a permitted use and which forms part of a green open space network for the city of Galway. Notwithstanding the specific development objective of the site which merely states that “the Council will consider the use of these lands for a Hospice”, it is considered that the proposed development would contravene materially the ‘Natural Heritage, Recreation and Amenity’ RA zoning objective for these lands and the provisions of the Development Plan when taken as a whole. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the documents submitted with the application and with the appeal, it is considered that the subject site is in an area of

significant bio-diversity value and exhibits conditions characteristic of Annex 1 Habitats, Semi-natural dry grasslands and scrubland facies on calcareous substrates (6210) and Lowland hay meadows (6510). It is considered that the proposed development which would require the permanent removal of 0.68 hectares of those habitats would be inappropriate and would contravene materially Policy 4.2 of the Galway City Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.