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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 18275**

**APPEAL** by Altitude Distribution Limited care of McCarthy Keville O'Sullivan of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 27<sup>th</sup> day of February, 2019 by Galway City Council to refuse permission.

**Proposed Development:** Permission for residential development which will consist of the provision of a total of 74 number dwelling as follows - 27 number three-bed terraced units, 22 number three-bed semi-detached units, eight number two-bed semi-detached units, seven number three-bed duplex units, seven number two-bed apartments, two number four-bed semi-detached units, one number four-bed detached unit together with all associated landscaping and site works and connection to existing services at Castlegar, Galway as amended by the revised public notice received by the planning authority on the 1st day of February, 2019.

**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. It is considered that the proposed development, by reason of its layout and design, does not comply with best principles as per the criteria set out in the Urban Design Manual published by the Department of the Environment, Heritage and Local Government (May 2009). Specifically, it is considered that the proposed layout is dominated by an internal access road layout which would not be conducive to pedestrian safety or traffic calming and would not provide an attractive layout or contribute in a positive way to the public realm. Furthermore, it is considered that the proposed development as designed does not properly respond to its context and surrounding and is poorly connected with Galway City in terms of facilities for pedestrians and cyclists. The proposed development would, therefore, constitute a substandard form of development, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The subject site is located on a minor road which is substandard in terms of width and alignment and lacks adequate pedestrian and cycle facilities. It is considered that the proposed development would endanger public safety by reason of a traffic hazard and obstruction to road users because of the traffic generated. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2019.**