



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/481

APPEAL by DWK Limited care of MKO of Tuam Road, Galway against the decision made on the 28th day of May, 2019 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Demolition of one number existing single storey house and the construction of 30 number two-storey houses consisting of 20 number four bedroom semi-detached houses, four number three bedroom semi-detached houses, three number four bedroom detached houses, two number three bedroom end of terrace houses and one number two bedroom mid-terrace house together with associated landscaping, site works and services. Vehicular access to the proposed development will be via Lakeview Road at Lakeview, Claregalway, 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. The site is located in an area zoned R – Residential Phase 2 in the Galway County Development Plan 2015-2021 Variation No. 2(b) Gaeltacht Plan. It is an objective of the Development Plan UHO 10 – Sequential Development to endeavour to promote the orderly and phased development of residential development in accordance with the principles of the sequential approach and as set out in the Sustainable Residential Development in Urban Areas (Cities Towns and Villages) Guidelines 2009. This shall include a positive presumption in favour of the sequential development of suitable serviced (Phase 1) lands in zoned towns and villages. This objective is considered reasonable. It is considered that the proposed development would materially contravene this objective, would be contrary to these Ministerial Guidelines, would be contrary to the Core Strategy and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Development of the type and scale proposed would be premature pending the upgrading of the road network, in particular L71109, in the immediate area to serve the proposed development, which is currently deficient in terms of its width and alignment, rendering it unsuitable to carry out the increased road and pedestrian traffic likely to result from the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2019.