



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 18/966

APPEAL by Evolution Developments Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin against the decision made on the 10th day of July, 2019 by Galway County Council to refuse permission.

Proposed Development: (a) Demolition of existing derelict house and outbuildings, (b) construction of 58 number residential units, comprising seven number blocks of duplex units incorporating a mix of 14 number two bedroom apartments at ground floor level and 14 number two bedroom at 1st and 2nd floors, five number blocks of terrace houses incorporating 22 number four bedroom units, four number blocks of semi-detached houses incorporating eight number three bedroom units, provision of shared communal and private open space and landscaping, onsite and visitor car parking, vehicular and pedestrian access from Weir Road and all ancillary site development and servicing works including lighting. All at Killaloonty (Weir Road), Tuam, County Galway. Further public notices were received by the planning authority on the 14th day of June, 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. Due to unresolved design issues in relation to the junction proposed at the entrance of the site onto the Weir Road, the Board is not satisfied, based on the information available in connection with the planning application and the appeal, that the proposed development would not result in conflicting traffic movements, obstruction of road users and endangerment of public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, based on the information available in connection with the planning application and the appeal, that the proposed development would not result in extensive tree removal at the site boundaries, the retention of which is required to mitigate potential undue loss of habitat and species present at the site and environs. The proposed development would, therefore, be contrary to Policy Objective NHB 2 of the Galway County Development Plan 2015-2021 which provides for the protection of non-designated habitats and landscapes and the conservation of the biological diversity of the County. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.