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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 19/200**

**APPEAL** by O'Malley Group (Homes and Developments) Limited care of MKO of Tuam Road, Galway against the decision made on the 4<sup>th</sup> day of September, 2019 by Galway City Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of: (1) the demolition of the existing building in the northeast corner of the site known as Saint Clare's Walk Building and construction of a new seven storey building with a new junior library and office reception at ground floor and office use to all upper floors, (2) the construction of an additional three number floors over part of the Hynes building for office use, (3) a single storey extension to the existing library at ground floor of the Hynes building on Augustine Street, (4) alterations to the elevations on Augustine Street and Merchants Road and (5) all other associated site development and servicing works at Hynes Building, Saint Augustine Street, Galway. The site is principally bound by Saint Augustine Street to the northwest; Saint Clare's Walk to the northeast; Merchants Road to the southeast and Saint Augustine House to the southwest. The proposed development will result in a three to seven storey building (total gross floor area 8,472 square metres).

## **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**

Having regard to the design and visual appearance of the proposed development, in particular the heavily framed elements that project beyond the building line, it is considered that the proposed development would provide an overbearing expression onto the streetscape, would offers little relationship with the surrounding urban fabric and would detract from the character of the area. The proposed development would be visually dominant and excessive in terms of the overall scale, would result in a detrimental impact on the visual integrity of the streetscape and would set an undesirable precedent for similar developments in the future. The proposed development would, therefore, be contrary to the proper planning and unsustainable 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            2020**