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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 18/1860**

**APPEAL** by Elaine Gough of 33 Baunogue, Loughrea, County Galway against the decision made on the 12<sup>th</sup> day of September, 2019 by Galway County Council to grant subject to conditions a permission to Jardonelle Limited care of Cyril J. Kelly and Associates of Unit 29, Kilkerrin Park, Liosbán, Tuam Road, Galway.

**Proposed Development:** Construction of a residential development consisting of 64 units. The units will comprise of 32 number four bed semi-detached houses, 29 number three bed terrace houses and 3 number two bed terrace houses along with all associated site works and connection to existing services; all at Baunogue, Loughrea, County Galway as amended by the revised public notice received by An Bord Pleanála on the 18<sup>th</sup> day of June, 2020.

**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 “Urban Design Manual – A Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government (2009), to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness, which criteria are embedded in the Guidelines. It is considered that the development as proposed would result in a poor quality of residential design that would be substandard in its scale and layout and would fail to provide high quality usable open spaces. Furthermore, the proposed layout fails to adequately address the site topography resulting in a visually prominent development. The proposed development would, therefore, be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the internal road layout is unimaginative and, by reason of the lengthy stretches of straight roads, and lack of adequate supervised pedestrian permeability to the existing residential estate, would be in material conflict with the principle and design concepts set out in the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment Community and Local Government in 2013. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Stephen Bohan**

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

**Dated this            day of            2020.**