



Planning and Development Acts 2000 to 2019

Planning Authority: Galway County Council

Planning Register Reference Number: 19/1606

APPEAL by William Grealish care of Entrust Limited of Main Street, Kilcolgan, County Galway against the decision made on the 10th day of December, 2019 by Galway County Council to refuse permission.

Proposed Development: Demolition of slatted shed and construction of mixed-use centre in three interconnecting one and two blocks with pitched roof, consisting of: (a) two storey commercial/residential centre including a convenience shop, coffee shop/meeting area, consulting rooms at ground floor (258 square metres) and caretaker's residence and four guest bedrooms at first floor (220 square metres) and (b) 15 residential units in two numbers one and two-storey blocks (1,244 square metres) consisting of four by one bedroom, five by two bedroom and six by three bedroom units. The proposed development is situated along the R359 on the attendant grounds of the protected structure Woodlawn House, RPS161, and RMP GA086-241 and is approximately 0.95 kilometres from Woodlawn House. Gross works floor space 1,722 square metres. Gross demolition space 320 square metres. Gross floor space of proposed works: 1,722 square metres. Gross floor space of any demolition: 320 square metres. All at Woodlawn, Ballinasloe, 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 Ministerial Guidelines “Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in May, 2009 recommended a sequential and co-ordinated approach to residential development, whereby undeveloped lands closest to the core and public transport routes be given preference and that the scale of new residential schemes should be in proportion to the pattern and grain of existing development, proceeding at smaller towns and villages on the basis of a number of well-integrated sites within and around the village centre, rather than focusing on rapid growth driven by one very large site. It is considered that that site is located in an area which is remote and isolated from the village core of Woodlawn and its extensive development would not be in line with the orderly expansion of the settlement. Having regard to the lack of pedestrian linkage and

excessive walking distance to Woodlawn, the absence of public transport to the village centre and the lack of social and community facilities in the vicinity, it is considered that the proposed development would be overdevelopment at an isolated location, excessively car dependent and would, therefore, be contrary to said Ministerial Guidelines and to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its design and layout, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the rural character and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Woodlawn is deficient in terms of municipal wastewater facilities. The proposed development entails the installation of a private wastewater treatment system, having regard the nature and scale of the proposed development and the loading required, it is considered that the proposed development would be premature pending the provision of adequate municipal wastewater treatment facilities within the settlement at this location, would contribute to a proliferation of such wastewater treatment systems in the area and set a precedent for such an arrangement for the future development within the settlement. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

4. The proposal is for an urban development at rural location where the maximum speed limit applies and there is a lack of existing pedestrian facilities such as footpaths and public lighting. The proposed development would give rise to an unacceptable level and intensity of turning movements at a location where there is inadequate provision of separation between vehicular and pedestrian movements. The proposed development would endanger public safety by reason of traffic hazard and would be an inappropriate location for development of this type and scale. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

5. The proposal is deficient in design with a lack of sufficient or well defined private and public open space serving the residential units and a dominance of road infrastructure on site curtailing the accessibility or definition of public and private open space. The proposed development would constitute a substandard form of development with insufficient residential amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.