



Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 20/146

APPEAL by Amy Molloy care of Gerard Hanniffy of Suite 21, Oran Court, Orantown Centre, Oranmore, County Galway against the decision made on the 29th day of July, 2020 by Galway City Council to refuse permission to the said Amy Molloy.

Proposed Development: Permission for development consisting of construction of a single dwellinghouse, domestic garage, proprietary effluent treatment system, percolation area and all associated site services, all at the Townland of Coolagh, Briarhill, 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

The Board considered that the site is located within a rural and unserved area of Galway City, on lands zoned 'A' where it is the stated objective to provide for a limited type of residential development. Furthermore, the site is located within the Local Area Plan for Ardaun and Murrough under the current Galway City Development Plan 2017-2023. The Ardaun Local Area Plan 2018-2024 sets out the vision, development strategy and policies for the sustainable development of Ardaun as a people and business friendly urban village, well connected with greater city and environs, where a sustainable framework for private and public investment is available. The site is earmarked for high density residential development, given its location within Land Parcel no. 15 in Ardaun North Development Phase 2, with a density of between 35-50 houses per hectare.

It is considered that the proposed development of a single dwellinghouse, domestic garage, proprietary effluent treatment system, percolation area and all associated site services would be contrary to the vision, development strategy and policies of the Ardaun Local Area Plan 2018-2024, and would be contrary to Policy 10.5 Ardaun as set out in the Galway City Development Plan 2017-2023. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.