

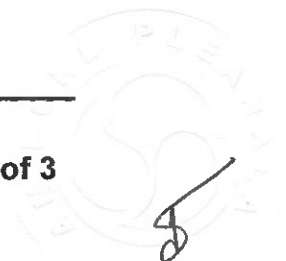
Planning and Development Acts 2000 to 2020

Planning Authority: Galway County Council

Planning Register Reference Number: 20/1610

APPEAL by Martin Coyne care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 23rd day of December, 2020 by Galway County Council to refuse permission to Martin Coyne.

Proposed Development The construction of a residential development comprising of 44 number residential units (i.e. 32 number houses and 12 number apartments). The development will consist of: - Two number four-bed detached houses - 20 number four-bed semi-detached houses - 10 number three-bed semi-detached houses. The 12 number apartments are proposed within a two-storey building block. This will accommodate two number three-bed (five-person) apartments, five number two-bed (four-person) apartments, one number two-bed (three-person) apartments and four number one-bed (two-person) apartments. The proposed development includes:- Demolition of an existing dwellinghouse and outbuildings - Provision of public open space (including a playground and a homezone), private open space, surface level car parking, bicycle parking, bin store, footpaths, public lighting, landscaping and revised boundary treatments - Extension and alterations to existing



access road, together with provision for possible future access connections to adjoining lands - Connection to existing mains water infrastructure foul drainage networks including on-site surface water attenuation to serve the development, together with all associated site works and services, all at Breanloughaun, Briarhill, 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

The proposed development is located in Briarhill, (a small village nucleus in a rural area close to Galway City environs which constitutes a school and a small number of individual houses), which is a Tier 6 Settlement (Other Settlements and the Countryside), as set out in Section 2.6.1 of the current Galway County Development Plan. The site is not zoned for development and specific core strategy population has not been established for same, under Section 2.7 (Settlement Strategy Objectives) of the current County Development Plan. It is considered that the proposed development would, therefore, by reason of population yield, scale and overall extent in the context of Tier 6 status of Briarhill, undermine the provisions of the core strategy of the current County Development Plan and, inter alia, Core Strategy Objectives SC 2, CS 7 and SS 7 of the Galway County Development Plan 2015 - 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 23rd day of July, 2021.