



Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 20/261

APPEAL by Pat O'Neill care of Braniff Associates of 5 Windsor Avenue North, Malone Road, Belfast against the decision made on the 11th day of August, 2021 by Galway City Council to grant subject to conditions a permission to Strategic Land Investments Limited care of MKO, Tuam Road, Galway.

Proposed Development: Ten-year planning permission for a mixed-use scheme with an overall gross floor area (GFA) of approximately 97,936 square metres on a site of circa 6.81 hectares. The development is arranged across 13 number development blocks (A-M) ranging in height from two to eight storeys with associated ground level and basement level car parking. Demolition of an existing security kiosk and demolition and relocation of an existing substation. Construction of four number blocks of commercial offices ranging in height from four to five storeys over ground floor level (GFA circa 25,527 square metres). A hotel development (eight floors over ground floor level) comprising 150 number hotel bedrooms, 72 number apart hotel units, conference facilities and restaurant/bar areas (GFA circa 12,375 square metres). A leisure centre and spa with indoor swimming pool and gym, changing rooms, treatment rooms, studios, ancillary spaces (GFA circa 2,479 square metres). Nine number blocks of residential units ranging in height from two to eight storeys over ground floor level totalling 309 number

apartments, including 118 number one-bed apartments, 143 number two-bed apartments, 42 number three-bed apartments, three number four-bed apartments and three number studio apartments. Provision of residential amenity facilities within Blocks B, G, H, J, K, L, M such as laundry rooms, gym, co-working space, bookable spaces and workshop/bike repair areas (GFA circa 28,960 square metres). Provision of a creche facility (circa 429 square metres), including an outdoor secure play area (circa 275.1 square metres). Provision of a cultural centre, including community use facilities such as a community café, multi-functional ground floor exhibition space, workshop rooms, party rooms, meeting spaces, residents' lounge area, a concierge and parcel collection point, and ancillary kitchen and toilet facilities (GFA circa 1,195 square metres). Provision of ground floor retail units (GRA circa 1,080 square metres). Provision of café and restaurant uses (GFA circa 1,234 square metres). Provision of 788 number car parking spaces, 63 number motorcycle spaces and 1,116 number bicycle parking spaces. Upgrade to the existing N83 access junction to the site. Provision of a footpath connectivity link to the south-west of the site along the N83. Provision of a temporary access for existing businesses into Galway City North Business Park during the construction phase. Provision of shared communal and private open space, public realm works, landscaping and boundary treatments, street furniture, electric vehicle charge points, bin storage, footpaths and cycle lanes, pedestrian crossing at the main access junction, proposed bus stop location along the N83, fitness and play equipment, outdoor seating areas, public lighting, multi-use play area, substation, set-down areas, signage, roof top PV and green roof system, plant rooms, general ancillary works and all associated site development and servicing works, all at Galway City North Business Park in the townlands of Parkmore and Castlegar, Tuam Road, Galway, as revised by the further public notices received by the planning authority on the 18th day of June, 2021.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (a) the Galway City Development Plan, 2017 - 2023, incorporating Variation Number 5, which provides for the alignment of the Core Strategy of the current development plan with the National Planning Framework (2019), the Regional Spatial and Economic Strategy 2020-2032 (Northern & Western Regional Assembly) and the Galway Metropolitan Area Strategic Plan (MASP), which seek compact, sequential and sustainable development in larger urban areas that is focused on consolidation and a shift towards a compact urban form in which sprawl of the suburbs is prevented by delivery of high density schemes at appropriate locations,
- (b) the location of the subject site at the periphery of the city outside the areas designated as the 'city centre', as 'established suburbs' or as 'outer suburbs', and which is lacking accessible and convenient high-frequency public transport, alternative sustainable travel and services and facilities,
- (c) the subject site, which is not included within the adopted Housing Strategy of the current development plan, and which is subject to the zoning objective C1 'to provide for enterprise, light industry and commercial uses other than those reserved for the CC zone', and,
- (d) the scale, extent, nature and intensity of the proposed mixed-use development,

it is considered that the proposed development would materially contravene the zoning objective for the site and would be contrary to the strategic development policy and objectives for the city, as provided for in the National Planning Framework (2019), the Regional Spatial and Economic Strategy 2020-2032 (Northern & Western Regional Assembly) and the Galway City Development Plan, 2017 - 2023, which provides for consolidation and compact growth in the city. It is further considered that the proposed development would result in dependency on unsustainable commuter-driven trip generation by private car on the N83 and on the national road network which would be in conflict with the relevant policies of spatial planning and the National Roads – Guidelines for Planning Authorities January 2012 issued by the Department of the Environment, Community and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Michelle Fagan

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

Dated this 12th day of September 2022.

