

An
Bord
Pleanála

Board Order
ABP-311294-21

Planning and Development Acts, 2000 to 2021

Planning Authority: Galway City Council

Application by Galway City Council for approval under section 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura Impact Statement, lodged with An Bord Pleanála on the 3rd day of September, 2021.

Proposed Development: A social housing development consisting of 71 number units – 4 number one bedroom units, 34 number two bedroom units, 22 number three bedroom units, 3 number four bedroom units and 8 number TAA (Traveller Appropriate Accommodation) units, associated carparking and bicycle parking, green spaces and landscaping, connection to existing services and all ancillary/enabling site development works at Keeraun, Ballymoneen Road, Galway.

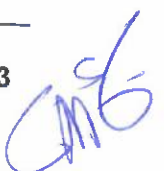
Decision

REFUSE TO APPROVE the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

1. Notwithstanding the residential zoning objective for the area, it is considered that the proposed development would continue and extend the piecemeal development of the area without the provision of adequate social and physical infrastructure. It is considered that due to the lack of appropriate and safe pedestrian linkages, the distance to public transport and the lack of social and community facilities in the vicinity, the proposed development would be excessively car dependent and with a lack of alternative travel options would, therefore, be contrary to national, regional and local policy objectives on sustainable mobility. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed development is located along a section of local road which is substandard in width and alignment, with no pedestrian and cycle facilities. It is considered that when taken in conjunction with existing and permitted development, the proposed development, which would be excessively car dependent, would further erode the level of service and increase congestion in the area. The proposed development would lead to conflict between road users including traffic, pedestrians and cyclists and seriously endanger public safety by reason of traffic hazard. It is considered that the proposed development is premature pending the completion of the N6 Galway City Ring Road Scheme and associated improvements to Ballymoneen Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 17th day of January 2023