



Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 21/128

APPEAL by Shane O'Connor care of James O'Donnell Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 19th day of October, 2021 by Galway City Council to refuse permission.

Proposed Development: (1) Amalgamation of site numbers 1 and 2 of the previously approved housing development granted under planning register reference numbers 16/240 and 19/377 to cater for a single detached house and garage, and (2) minor revisions to the internal access road serving the subject site (previously permitted under planning register reference numbers 16/240, 19/377, and 19/364) together with all associated site works at Knocknacarra Road, Salthill, Galway. The proposed development was revised by further public notices received by the planning authority on the 27th day of August, 2021.

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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. On the basis of the information provided with the application and the appeal, including the Appropriate Assessment Screening report, and having regard to the mitigation measures proposed, and in the absence of a Natura Impact Statement where one is required, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the Galway Bay Complex Special Area of Conservation (Site Code: 00268) and the Inner Galway Bay Special Protection Area (Site Code: 04031), in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission.

2. The proposed development, if permitted, would contravene a specific objective for these lands in the Galway City Council Development Plan 2017—2023, Section 11.2.8 which requires that “LDR lands at the junction of Gentian Hill – Development shall not exceed a density of 13 houses per hectare and shall be restricted to single storey dwellings.” The proposed development, if permitted in the configuration and layout proposed, would materially contravene this specific objective of the development plan, impacting upon residential amenities and would 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 *24th* day of *March* 2022.

