



An
Bord
Pleanála

Board Order
ABP-313054-22

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 21/49

Appeal by Silver Fir Limited care of MKO of Tuam Road, Galway against the decision made on the 17th day of February, 2022 by Galway City Council to refuse permission.

Proposed Development: Removal and replacement of two number existing car parking spaces and the extension of the existing car park to provide 16 number further car parking spaces and three number bicycle storage bays. Removal of existing bin storage bay and stone wall adjacent. Connection to existing services and all associated site development works at Unit 1, Galway Business Park, Dangan, County Galway as revised by the further public notices received by the planning authority on the 21st day of January, 2022.

Decision

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

Reasons and Considerations

The Board is not satisfied that sufficient information has been supplied to support the appellant's case that the current offices can be categorised as 'standard' rather than 'specialist' offices. The proposed development does not meet the criteria for parking allocation for specialist offices set out in Table 11.6 - Parking Space Requirement for Different Types of Development: Maximum Standards of Galway City Development Plan 2023-2029. Having regard to the absence of a clear justification for additional car parking and to the oversupply of car parking which is proposed, it is considered that the proposed development would lead to the creation of an unsustainable car dependent development and would militate against the overarching objectives of the National Climate Action Plan 2023, which seeks to reduce and limit the provision of car parking in order to reduce car dependency and promote public transport usage, the National Planning Framework – Project Ireland 2040, which supports more favourable modes of transport to the private car, and the relevant provisions of the Galway City Development Plan 2023 – 2029, specifically Table 11.6 - Parking Space Requirement for Different Types of Development: Maximum Standards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Cregg

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

Dated this 9th day of October 2023