



Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 20/218

APPEAL by Helen Duffy Fahy care of BPS Planning and Development Consultants of Ballinatone Lower, Greenan, County Wicklow, by Nightguard Limited of Briarhill Business Park, Ballybrit Galway, and by Parosi Developments Limited care of MKO, Tuam Road, Galway against the decision made on the 24th day of February, 2022 by Galway City Council to grant subject to conditions a permission to Parosi Developments Limited care of MKO, Tuam Road, Galway in accordance with the plans and particulars lodged with the said council.

Proposed Development: Development which will consist of construction of an eight storey over basement, 186 number bedroom hotel with below ground pool plant equipment, tank room, standby generator and pumping station (Gross Floor Area: circa 12,478 square metres). The development includes for hotel uses on the ground floor including a reception area, lounge area, a restaurant, a bar, a lobby, toilet facilities, and back of house rooms. The ground floor also includes an LV switchroom, an MV switchroom, an ESB substation, a transformer/LV switchroom, a public entrance to the spa and spa facilities including a swimming pool, a whirlpool, a sauna/steam room, male and female changing rooms, and storage rooms. The first floor incorporates spa facilities including a treatment room, a studio, a gym, a lobby area, a

storage area, eight number meeting rooms with associated reception area, an office, toilet facilities and a pantry. The upper floors incorporate 186 number hotel bedrooms. The development also includes for a green roof, emergency fire escapes, an upgrade to the existing entrance/exit from the Business Park Campus, new guest vehicle entrance from the Business Park Campus to the north of the site, two number new vehicle entrances from the west of the site, 153 number car parking spaces, three number set down spaces at the main entrance, service entrance layby to the west of the site, 28 number cycle spaces, electrical vehicle charging spaces, pumping station kiosk, signage, associated landscaping and boundary treatments, and all other site development works and services ancillary to the proposed development at Site 4, Briarhill Business Park, Bothar na dTreabh in the townlands of Ballybrit and Doughiska, Galway. The proposed development was revised by further public notices received by the planning authority on the 6th day of August, 2021, the 23rd day of December, 2021 and the 28th 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 had regard to the Galway City Development Plan 2023-2029, in particular Policy 8.7(8) which requires adherence to Galway City Urban Density and Building Height Study 2021 and the prominent site location for the proposed development including its context and proximity to the outer suburbs where the prevailing height is two to three storeys. The Board considered the proposed development would seriously injure the visual amenities of the area and would be contrary to the stated policy of the planning authority as set out in the current development plan in relation to urban design and placemaking.

The Board noted development plan Policy 8.7(9) which allows scope for greater height in areas outside those identified in the Galway City Urban Density and Building Height Study 2021, where this additionality is justified based on outstanding architectural design, while also satisfying other planning considerations. In this regard the Board considered the height, massing and proportions of the proposed development, and its relationship with the surrounding area, would be visually discordant in this particular location and would not meet the test of exceptional design quality. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the proposed development would be contrary to Policy 8.7(8) which requires adherence to Galway City Urban Density and Building Height Study 2021 and did not share the Inspector's view that exceptional design quality had been demonstrated due to the mass, scale and form of the proposed development and its relationship with the surrounding area.



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



Dated this 3rd day of January 2024.