

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 June, 2022.

Proposed Development: To construct a social housing development of 24 number residential units, comprising:

- Provision of a 3 number storey apartment block comprising; 3 number one-bedroom units; 14 number two-bedroom units; 4 number three-bedroom units.
- Provision of 3 number two-storey, four-bedroom TAA (Traveller Appropriate Accommodation) units.
- Provision of roof mounted Solar PV panels on proposed apartment block.
- Provision of a foul water pumping station, car parking and bicycle parking, landscaping, children's play area, multi-use games area, connections to existing services and all ancillary/enabling site development works.

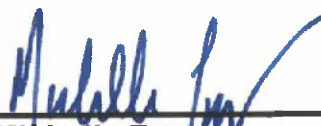
All at Castlegar, Headford Road, Galway.

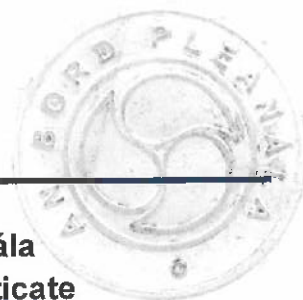
Decision

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

Reasons and Considerations

Notwithstanding the residential zoning objective for the site, it is considered that the proposed development due to its peripheral location, the lack of adequate, safe pedestrian and cycle linkages, and adequate bus connections within the built up area of the city and associated facilities and services, would be excessively car dependent. Furthermore, having regard to the lack of alternative travel options the proposed development would be contrary to national, regional and local policy objectives relating to compact growth and sustainable mobility. 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 21st day of October 2022