

An  
Bord  
Pleanála

## Board Order ABP-313761-22

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### Planning and Development Acts 2000 to 2021

**Planning Authority:** Galway City Council

**Planning Register Reference Number:** 20/286

**Appeal** by Galway Cycling Campaign of 63 Ashleigh Grove, Knocknacarra, Galway against the decision made on the 16<sup>th</sup> day of May, 2022 by Galway City Council to grant subject to conditions a permission to O'Malley Construction Company care of MKO of Tuam Road, Galway.

**Proposed Development:** Demolition of disused two-storey house on the site. Construction of 58 number residential units comprising: 22 number two-storey four-bedroom houses, six number two-storey three-bedroom houses, two number three-storey apartment blocks comprising: three number one-bedroom apartments and 27 number two-bedroom apartments. Shared communal and semi-private open space, car and bicycle parking, bin stores, site landscaping and public lighting. A new pedestrian and vehicular access from Ballymoneen Road. Provision of all associated surface water and foul drainage services and all associated site development works, all on lands to the east of the Ballymoneen Road, in the townland of Keeraun and part in the townland of Ballyburke, Ragoon, Galway, as revised by the further public notices received by the planning authority on the 26<sup>th</sup> day of July, 2021 and the 19<sup>th</sup> day of April, 2022.

## Decision



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

## Reasons and Considerations

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 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 would seriously endanger public safety by reason of traffic hazard. It is further 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.



3. The proposed development includes the culverting of an existing open drain within the site, which is identified as draining to the Barna Stream and which itself flows into Galway Bay and the Inner Galway Bay Special Protection Area (Site Code: 004031) and the Galway Bay Complex Special Area of Conservation (Site Code: 000268). On the basis of the information submitted with the planning application and the appeal, the Board is not satisfied that sufficient information has been provided in relation to the proposed works, nor that such works have been comprehensively assessed within the submitted Natura Impact Statement. The Board is not satisfied that the proposed development, individually or in combination with other plans or projects, would not adversely affect the integrity of European Sites, including the Inner Galway Bay Special Protection Area (Site Code: 004031) and the Galway Bay Complex Special Area of Conservation (Site Code: 000268). In such circumstances, the Board is precluded from granting permission for the proposed development.

**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 16<sup>th</sup> day of January 2023