



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/508

APPEAL by Charles Cormican care of Fergal Bradley and Company Limited of 2nd Floor, Augustine Court, Augustine Street, Galway against the decision made on the 13th day of June, 2022 by Galway County Council to refuse permission.

Proposed Development: Provision of 17 number residential dwellings as follows: three number detached two-storey dwellings, 10 number semi-detached two-storey dwellings and four number two two-storey terraced dwellings. The development will also include minor alteration of existing vehicular entrance from Glann Road, surface car parking, open space provision, landscaping provision, new stone boundary treatments, waste water drainage connection to Oughterard main drainage system, SUDs surface water drainage system and attenuation and associated site works at Carrowmanagh, Glann Road, Oughterard, County Galway.

Decision

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

Reasons and Considerations

1. The proposed development on lands not zoned for residential development contravenes the Core Strategy of the Galway County Development Plan 2022-2028, Policy Objective CS2 Compact Growth and Policy Objective OSGT2, Sustainable Residential Communities, it is considered therefore that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The design and layout of the scheme does not contribute to good place making due to the road dominated layout, the scheme does not accord with the place making policy objectives contained in Chapter 3 of the Galway County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would result in an intensification of use of an existing entrance which accesses directly onto the Glann Road, at a point where the speed limit of 80 km/h applies. The additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road. It is considered, therefore, that the proposed development would endanger public safety by reason of a traffic hazard.
4. Having regard to the location of the site relative to the Lough Corrib Special Area of Conservation (Site Code: 000297), the Board considered that adequate information had not been provided on the potential impact of the development on hydrological and ecological conditions to satisfy the Board that the development would not adversely impact on the qualifying interests of this Special Area of Conservation. It is therefore considered that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations, 1997, that the development does not adversely affect the integrity of a European Site. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

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5. Having regard to the location of the site in an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this *21st* day of *December* 2023