



Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 8th day of August 2022 by Lockhouse Developments Limited care of MKO of Tuam Road, Galway.

Proposed Development comprises of the following:

1. Demolition of an existing house (124.6 square metres), a ruined outbuilding (42.8 square metres), and a ruined dwelling (41.7 square metres).
2. Construction of 170 number residential units comprising:
 - (a) 84 number two storey houses (34 number two-beds, 42 number three-beds, eight number four-beds),
 - (b) One number apartment block comprising 17 number apartments (10 number one-beds, seven number two-beds),
 - (c) One number apartment block comprising 21 number apartments (12 number one-beds, nine number two-beds),
 - (d) 48 number duplex units (11 number one-beds, 24 number two-beds, 13 number three-beds).
3. Development of a two-storey creche facility with 46 number child spaces (circa 300.36 square metre), associated outdoor play areas and parking.

4. Provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services.
5. The upgrade of the existing Bothar an Chóiste road from the proposed development to the junction at L5041 Road consisting of road improvements, road widening and junction re-alignment.
6. Pedestrian, cyclist, and vehicular links throughout the development and access with Bóthar an Chóiste, and pedestrian and cyclist link to the adjacent Greenway route.
7. Provision of shared communal and private open space, site landscaping and public lighting, resident and visitor parking including electric vehicle charging points, bicycle parking spaces, and all associated site development works.

All located to the north of Bóthar an Chóiste (also known as Bóthar na Cóiste), in the townland of Castlegar, Galway.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the design and layout of the proposed development, including a central shared space that would be dominated by an array of hard surfaces with limited soft landscaping and excessively-wide home zones, the limited passive surveillance and weak urban edge onto Bóthar an Chóiste, the unbalanced distribution of fully functional open spaces, and the absence of proposals to provide a greenway along the western boundary of the site, the proposed development would not be conducive to creating a people-friendly environment, would not feature sufficient quality, functional, recreational and amenity space and facilities to conveniently serve the public and communal open space needs of future residents

of the development, would fail to provide a sufficiently appropriate active frontage addressing the public road and would fail to ensure sufficient permeability through the development. Accordingly, the design and layout of the proposed development would be contrary to the standards set out in the Design Manual for Road and Streets issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, and would be contrary to the principles advocated in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, would be contrary to the communal amenity space provisions in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2023 and would fail to comprehensively provide for the 'RA Greenway' specific objective of the Galway City Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted that the Galway County Development Plan 2023- 2029 has been made since this application was lodged and that the Guidelines for Sustainable Residential Development in Urban Areas 2009 has been replaced by the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities. The Board was satisfied that the new policy aligns with the previous policy as it relates to this development.



Mary Henchy

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

Dated this 17th day of April 2024