

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/439

APPEAL by Corestone 16 Limited care of MKO of Tuam Road, Galway against the decision made on the 12th day of October, 2022 by Galway County Council to refuse permission.

Proposed Development: (1) Construction of 91 number residential units comprising: (i) 24 number one-bedroom apartments, (ii) 10 number two-bedroom apartments; (iii) 26 number three-bedroom units (10 number three-bedroom duplexes and 16 number two-storey three-bedroom houses); (iv) 29 number four-bedroom units (18 number three-storey houses and 11 number semi-detached 'L' shaped houses); (v) two number five-bedroom detached houses. (2) Development of a single storey creche facility with 41 number children spaces (circa 285 square metres), associated outdoor play areas and parking. (3) Provision of all associated surface water and foul drainage services and connections and all associated site works and ancillary services. (4) Provision of communal open space, private open space, site landscaping and boundary treatments, public lighting, resident and visitor car parking, electric vehicle charging points, bicycle parking, refuse storage, pedestrian, cycle, and vehicular links throughout the development, access to the R338 Coast Road, and all other associated site development works. (5) The application will be supported by a Natura Impact Statement (NIS) all on a site which extends to 3.1 hectares of lands located to the north of the Coast Road

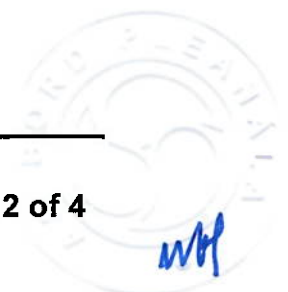
(R338), in the townlands of Garraun South, Oranmore, County Galway as amended by the revised public notices received by the planning authority on the 19th day of August, 2022 in which the proposed layout has been revised and the proposed development has increased to 101 number residential units.

Decision

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

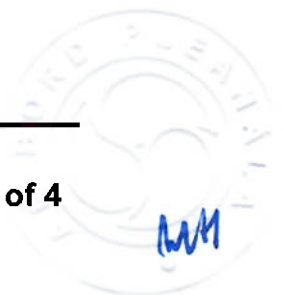
Reasons and Considerations

The Galway County Development Plan 2022 – 2028 includes the strategic aim to ensure compact growth and consolidation within the metropolitan area of Garraun. Section 1.9.1, states that Garraun, “will be a high quality compact new settlement area centred on an existing train station and will offer excellence in urban lifestyle incorporating immediate access to public transport as well as a host of community facilities and other amenities”. To achieve this aim, the detail of a proposed development is required to align with the objectives of the Garraun Urban Framework Plan, included in Volume 2 of the Plan.



The Board considered that the proposed development did not demonstrate good place making, and is therefore contrary to objective GUFP 10 in the Galway County Development Plan, the matters of concern included:

- (a) The design is considered piecemeal, lacking clarity on how the layout accommodates future connection to community facilities and adjoining land parcels in accordance with the Garraun Urban Framework Plan, these are required to realise the aim of compact growth.
- (b) The applicant has not demonstrated how the distribution of house types accords with section 6.2 of the Garraun Urban Framework Plan (higher density being located closer to the public transport corridor).
- (c) The layout is considered to create a poor pedestrian environment with secondary elevations fronting streets, the layout proposed does not align with the frontages indicated on the Urban Framework Plan.
- (d) The fragmented open spaces do not contribute to the network of open spaces and permeable routes linking; community facilities, the development, public transport nodes and the proposed local centre proposed in the Gurrans Urban Framework Plan.
- (e) It is considered the set back of the units, the carparking arrangement and the internal road layout proposed provides poor passive surveillance to the L7105, a future pedestrian, cycle and public transport route, linking Garraun to the coast.



The Board considers that while the scheme goes some way to align with the Garraun Urban Framework Plan, the detail of the proposal undermines the delivery of an integrated urban development which is required to ensure the delivery of compact growth. The proposed development is therefore not in accordance with the Galway County Development Plan 2022-2028, Urban Framework Plan for Garraun and, therefore, would not be in accordance with 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