



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/61135

APPEAL by Callanan and Walsh Construction Company Limited care of James O'Donnell Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 6th day of January, 2023 by Galway County Council to refuse permission for the proposed development.

Proposed Development: (A) The construction of 16 number houses. These houses to consist of: eight number three bedroom semi-detached two-storey units, six number three-bedroom mid-terrace two storey units, one number two bedroom single storey bungalow and one number four bedroom detached two-storey unit, (B) the provision of a vehicular access point off Galway Road (N84), (C) central communal open space area, (D) internal road, raised pedestrian crossing and pedestrian connectivity via the existing Eallagh estate, (E) public realm landscaping and new boundary treatments, (F) connection to watermain, relocation of existing sewer and storm water network on site and connection to same, together with all ancillary site works and services at Eallagh, Headford, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the Galway County Development Plan 2022 - 2028, to the location of the proposed development on residential zoned lands (Phase 2) in the settlement of Headford and to Policy Objective SGT1 setting out that Residential (Phase 2) lands are generally not developable within the lifetime of the Development Plan, subject to specified exceptions, the Board is not satisfied that sufficient exceptional grounds have been presented demonstrating that the proposed residential development should be considered on Residential (Phase 2) lands at this time. The Board considers that the proposed development would, therefore, materially contravene Objective SGT1 of the Galway County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the absence of a footpath or cycle path along the N84 in the vicinity of the appeal site and the associated lack of pedestrian/cycle connectivity between the appeal site and the centre of Headford, it is considered that the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 16TH day of April 2024.