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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 22/290**

**APPEAL** by Sodalitas Property Limited care of urbanARQ Limited of Pavilion House, 31 - 32 Fitzwilliam Square South, Dublin against the decision made on the 11<sup>th</sup> day of January, 2023 by Galway City Council to refuse permission.

**Proposed Development** Permission for development which consists of (1) the demolition of existing first-floor office level followed by the proposed construction of: (a) 60 new apartments at first, second and third floors within the existing curtilage, (b) external first floor central external landscaped podium courtyard, (c) balconies to all apartments outside of the existing curtilage, (d) additional communal open space to the southern end of the block at ground level, including residents' refuse storage facilities and housing for technical services, (e) modifications to the existing basement carpark, (f) roof level lift overruns and PV panel plant areas. The apartments will comprise of: four number three-bedroom – five person units, 32 number two-bedroom – four person units, two number two-bedroom - three person units, and 22 number one-bedroom - two person units. (2) The construction of an additional single storey retail wing, to the west of the existing block, comprising of 1,976 square metres of gross internal floor area. The existing block and proposed block being inter-connected by an atrium lobby measuring 124 square metres.

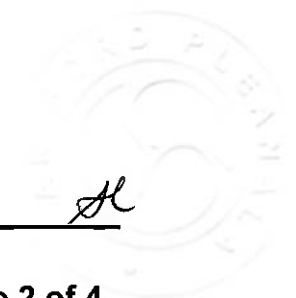
(3) Modifications to the existing surface car park area, including the ramp access to the existing basement car parking. Modifications to existing and additional hard and soft landscaping provisions to the site. (4) Modifications and connection to all other associated site services. All at West City Centre Office and Retail Park, Seamus Quirke Road, Galway.

## Decision

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

## Reasons and Considerations

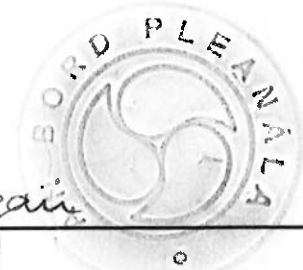
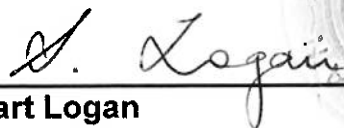
1. The proposed development is located in the Westside area, which is identified in section 10.23 of the Galway City Development Plan 2023 - 2029 as lacking a strong urban definition and streetscape with poor legibility and sense of place. The area has the objective 'to improve connectivity, to increase attractiveness and encourage more sustainable street level community interaction and activity.' Having regard to the absence of an appropriate public realm, high quality accessible civic spaces or significant alterations to the existing site layout dominated by surface car parking, the proposed development would fail to provide a high-quality layout that would be in accordance with Policy 8.7 'Urban Design and Placemaking' and with the urban design criteria, as set out in Table 8.1 of the Galway City Development Plan 2023 - 2029. The proposed development would, therefore, be contrary to the current Development Plan for the area and would seriously injure the amenities of future residents of the proposed residential development.



2. Having regard to the proposed layout and design of internal roads and paths which would not give priority to the needs of pedestrians, cyclists and other vulnerable road users over that of vehicular traffic, contrary to the provisions of the Design Manual for Urban Roads and Streets (2013), the Board considers that the development, as proposed, would endanger public safety by reason of traffic hazard. The proposed development fails to demonstrate accessible and safe connectivity with adjoining pedestrian and cyclist infrastructure in the neighbourhood and would be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the poor quality of communal open space provision in terms of location, amenity and overshadowing, the absence of a Daylight, Sunlight and Overshadowing Assessment for the proposed development, the deficient location of residential access arrangement/entrance and open space/playground in security and passive surveillance terms, the Board considers that the development, as proposed, would not be in accordance with the General Development Standards and Guidelines, as set out in Section 11.3 of the Galway City Development Plan 2023 - 2029. Furthermore, it is considered that the proposed cycle parking provision at first and second floor levels, would not be sufficiently convenient or accessible, and would be contrary to Section 5.25 of the "Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities", issued by the Department of Housing, Local Government and Heritage in January 2024 and Section 11.3.1(h) of the Galway City Development Plan 2023 - 2029. It is considered that the proposed development would be contrary to the Galway City Development Plan 2023 – 2029 and the ministerial guidelines, would seriously injure the residential amenities of future residents of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Having regard to the absence of satisfactory proposals in the proposed development that:
- (a) provide a car parking management strategy for the overall site, including existing and proposed development;
  - (b) offer a justification for the overall car parking provision for the proposed residential and retail uses;
  - (c) provide an up-to-date and comprehensive assessment of the traffic impacts of the proposed development on the surrounding road network,

the Board is not satisfied, given the evidence on file of existing traffic congestion in the immediate area, that the proposed development would not have an unacceptable impact on the surrounding road network and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stewart Logan**

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

Dated this *26* day of *February* 2024.