

An
Bord
Pleanála

Board Order
ABP-315906-23

Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 22/1089

APPEAL by Baile Uí Choirc Fearainn Teoranta care of MKO of Tuam Road, Galway against the decision made on the 31st day of January, 2023 by Galway County Council to refuse permission.

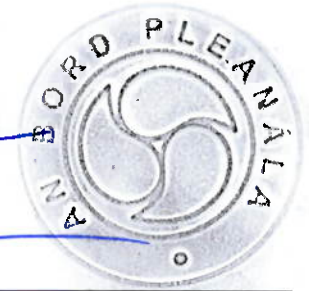
Proposed Development: An amendment to Condition 1 of grant of permission ABP-308401-20. The proposed amendment will include the following: (1) The omission of the creche facility permitted under ABP-30841-20. (2) The construction of two number residential units comprising a Type C2 mid-terrace unit (four-bedroom) and a Type C3 end-of-terrace unit (four-bedroom). (3). The provision of two number additional bicycle parking spaces at Bike Store 02 at Ballyquirke, Moycullen, County Galway.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Childcare Facilities Guidelines for Planning Authorities (2001), and the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023), insufficient evidence has been put forward to support the omission of the permitted creche facility, having regard to the documentation submitted with the application which indicates very limited capacity in existing childcare facilities. Accordingly, the proposal is contrary to said Guidelines and is, therefore, contrary to Policy Objective CF1 Childcare Facilities, CF 3 Creche Facilities and DM Standard 3: Apartment Developments (Urban Areas) of the Galway County Development Plan 2022-2028.



Joe Boland

Member of An Bord Pleanála

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

Dated this *28th* day of *February* 2024.