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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 23/75**

**APPEAL** by John Collins care of Kieran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, County Dublin against the decision made on the 18<sup>th</sup> day of May, 2023 by Galway City Council to refuse permission.

**Proposed Development:** To retain and complete a residential development which contains three number two-storey four bedroom detached houses with individual vehicular entrances and sewage treatment systems together with ancillary site works, landscaping and service connections previously granted under Planning Reference Number 16/354 at Roscam, Galway.

**Decision**

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

## Reasons and Considerations

1. The Board noted that the development proposed for retention and the proposed residential development are located on lands which have been unzoned, the 'R2 – to provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area' land use zoning objective deleted, and the specific development objective, Figure 11.14 in the extended Roscam area, omitted under Ministerial Direction issued under Section 31 of the Planning and Development Act 2000 (as amended) regarding Galway City Development Plan 2023-2029. It is considered that the development proposed for retention and the proposed residential development on un-zoned lands in a peripheral location, would be contrary to the land zoning policies and objectives set out in the Galway City Development Plan 2023-2029 and would undermine the potential of the city to deliver its compact growth targets in National Policy Objective 3a and 3b, as set out in the National Planning Framework Ireland 2040 (2018). As such, the development proposed for retention and the proposed development would be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, in combination with other plans or projects, would not be likely to have a significant effect on the Galway Bay Complex Special Area of Conservation (Site Code: 000268), and Inner Galway Bay Special Protection Area (Site Code: 004031), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.



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**Mary Cregg**

**Member of An Bord Pleanála**

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

Dated this 8<sup>th</sup> day of December 2023