



An  
Bord  
Pleanála

## Board Order ABP-318116-23

### Planning and Development Acts 2000 to 2022

**Planning Authority:** Galway County Council

**Planning Register Reference Number:** 23/60759

**Appeal** by Bellerin 3A Limited care of MKO of Tuam Road, Galway against the decision made on the 30<sup>th</sup> day of August, 2023 by Galway County Council to refuse permission.

**Proposed Development:** Construction of 72 number residential units comprising of: 30 number houses (eight number two-storey two-bed residential dwellings, 19 number two-storey three-bed residential dwellings, two number three-bed courtyard houses, one number four-bed courtyard house) 42 number apartments units (including 22 number two-bed and 20 number one-bed apartment units) set out in nine number two-storey blocks, creation of new vehicular and pedestrian access from/to the existing Prospect Road, provision of a new footpath on the existing Prospect Road, demolition of a two-storey residential dwelling (221 square metres), provision of storm water attenuation measures, provision of information board and buffer area around recorded monument (GA084-111) and provision of communal open space, private open space, site landscaping and boundary treatment, car parking, bicycle parking, bin stores, pedestrian, cycle and vehicular links throughout the development and all associated development works, all at Main Road, Prospect, Athenry, County Galway.

## **Decision**

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

## **Reasons and Considerations**

The proposed development does not provide satisfactory or sufficiently detailed proposals for connectivity to the wider urban pedestrian and cycle network, this would pose an increased risk to the safety of pedestrians and other road users, and, in addition, would lead to unsustainable travel and mobility patterns. The proposed development would be contrary to policy objective ASP 53 (Pedestrian and Cycle Network) of the Athenry Local Area Plan 2024-2030, and policy objectives ILUTP1 and WC3 of the Galway County Development Plan 2022-2028, and would not meet the requirements of section 4.4(i)(b) together with section 1(ii) Appendix D 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 which states that new developments should connect to the wider urban street and transport networks and improve connections between communities, to public transport, local services and local amenities, such as shops, parks and schools, where possible.

Having regard to the uncertainty regarding the provision of and connection to existing pedestrian and cyclist networks in the area, the proposed development would endanger public safety by reason of a traffic hazard, including a hazard to pedestrians and cyclists, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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

Dated this *1<sup>st</sup>* day of *August*, 2024.