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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway County Council**

**Planning Register Reference Number: 2360822**

**APPEAL** by Coffey Construction Limited care of Seán Dockry and Associates of 24 Middle Street, Galway against the decision made on the 14<sup>th</sup> day of September, 2023 by Galway County Council to refuse permission for the proposed development.

**Proposed Development:** (1) The construction of a 91 unit residential development (10 number one bed, 24 number two bed, 45 number three bed and 12 number four bed) and two number commercial units (café/work hub (73 square metres) and crèche (172 square metres)) accessed via the existing Parklands estate; (2) a redesigned amenity area and new homezone in the existing Parklands estate as part of the new road access works; (3) temporary construction traffic access via the existing laneway to New Line between the Caislean Oir and Bridge Court estates and (4) all associated site and external works including infrastructural connections via the Caislean Oir estate and the existing on site mains at Parklands, Caherroyne, Athenry, County Galway.

**Decision**

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

## Reasons and Considerations

The proposed development is situated on lands that are zoned Residential Phase 2 – 'to protect, provide and improve residential amenity areas' in the Athenry Local Area Plan 2024-2030, these lands are generally not developable during the lifetime of this plan and it has not been adequately demonstrated by the applicant that Residential (Phase 1) lands cannot or will not be developed within the plan period. Furthermore, having regard to the peripheral location of the site within the development limits of Athenry, and to the undeveloped nature of similarly zoned, adjoining lands to the east of the site, it is considered that in the absence of an agreed overall layout plan for these and adjacent lands, as sought by policy objective ASP 6 of the Athenry Local Area Plan 2024-2030, which would determine the need for and co-ordinate the provision of an appropriate range of house types, residential density, access roads, pedestrian routes, public open spaces and community facilities, the proposed development would represent a piecemeal approach to the sustainable development of the area and would, thereby, conflict with the stated policies of the planning authority. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Member of An Bord Pleanála**

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

Dated this 27<sup>th</sup> day of August 2024.