



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: 23/60427

APPEAL by Ludmila Hurley Mednanska care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare and by other and by Laurem Construction Limited care of Enviroplan Consulting Limited of Suite Three, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 7th day of December, 2023 by Galway County Council to grant subject to conditions a permission to the said Laurem Construction Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a residential development consisting of 15 number houses. The development will consist of the construction of: eight number four bed semi-detached (two storey) houses, two number three bed semi-detached (two storey) houses, three number three bed terraced (two storey) houses and two number two bed terraced houses. The proposed development will also include for the provision of public open space, private open space, bicycle parking, footpath connections, public lighting, landscaping and revised boundary treatments; provision of car parking including ducting to all spaces for future EV charging points; provision of an uncontrolled pedestrian crossing to traverse the R-347 regional road; connection to existing mains water infrastructure and foul drainage networks including on site surface water attenuation to serve the development, together

with all associated site works and services at Knockaunglass, Athenry, County Galway.

Decision

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

Reasons and Considerations

It is considered that, due to the underdevelopment of the site by reason of the poor general design, layout, location, configuration and lack of meaningful passive surveillance of public open space in the North Eastern part of the site, pedestrian safety concerns regarding access through the site by agricultural machinery and the (potential) for future traffic connections through the adjacent community zoned lands and the subject site, and the need to address the ongoing maintenance requirements of the drain on the South Eastern border (which is outside the control of the applicant) to reduce the potential for localised flooding, the development as proposed would provide a poor standard of residential amenity for future residents, and would be contrary to the residential zoning objective for the site relating to the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that attaching conditions to the proposed development to amend the number of dwellings, their layout, design, improve surveillance of the public open space, resolve pedestrian safety and localised flooding concerns, was an appropriate means by which to resolve matters better addressed by discussion and agreement with the local planning authority prior to submitting a further planning application.



Declan Moore

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

Dated this 6th day of JANUARY 2025.