



An
Bord
Pleanála

Board Direction
BD-001187-18
ABP-300748-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

- 1 The proposed intensification of a permitted but as yet undeveloped commercial use, as part of a residential dwelling in a predominantly residential area of Salthill, is considered to be contrary to the zoning objective of the area which provides for supporting development where it ensures the protection of existing residential amenity and contributes to sustainable residential neighbourhoods. The proposed development changes the permitted use of the existing dwelling from primarily residential to primarily commercial, with a supporting small scale residential component. Therefore, the proposed development is not in accordance with the proper planning and sustainable development of the area.
- 2 It is considered that the proposed level and also the nature of the layout of on-site parking car parking proposed would be insufficient to serve the proposed development, which is located on and served by a narrow cul-de-sac road. The absence of adequate parking would create increased on-street car parking in the area, which would result in obstruction to the free flow of vehicular traffic and of pedestrians in the area, and would generate an unacceptable level of traffic movements on the cul-de-sac

road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/09/2018

Eugene Nixon