



An  
Bord  
Pleanála

**Board Direction**  
**BD-003383-19**  
**ABP-303937-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 25<sup>th</sup>, 2019.

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

### **Reasons and Considerations**

1. Notwithstanding the existence of a structure on the site (the former tourist office), the subject site is predominantly open and undeveloped. The zoning objective for the site is Recreational Amenity (RA), under Section 11.2.2 of the Galway City Development Plan 2017 – 2023, where “outdoor recreation” is permitted and where “buildings of a recreational, cultural and educational nature” are permitted where they are “related to and secondary to the primary use of land / water body for outdoor recreation”. It is considered that the proposed development would be incompatible with this zoning, as it involves the provision of buildings and structures which are unrelated to the use of the land in question for outdoor recreation. Furthermore, by reason of the proposed nature and use, coupled with the intensity of the operation housed in an unroofed structure, it is considered that the proposed development would be likely to generate a level of nuisance, in particular in respect of noise and odours, that would seriously injure the residential amenities of neighbouring properties, which are high density residential apartments and their associated balconies/outdoor living areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Under Section 10.3 of the Galway City Development 2017-2023, it is an objective to “ensure high quality in the design of new developments which has regard to the distinctive character of Salthill”. Having regard to the prominent location of the site within Salthill and to the open nature of the site and its zoning for Recreational Amenity, it is considered that the design of the proposed development, which is characterised by high and expansive blank walls with a bright rendered finish, would be lacking in sufficient quality for a prominent and public location such as this, would have a visually obtrusive and negative impact, and would be detrimental to the visual amenities and architectural character of the area. The proposed development would, therefore, be in conflict with the objectives of the City Development Plan and would be contrary to the proper planning and sustainable development of the area.

**Note:** In making its decision, the Board noted the submissions by observers that provided evidence of flood events affecting the site and its environs. The Board was not satisfied that the proposed development, which would have the potential to divert some or all of such existing flooding away from the subject site, would not lead to increased flooding of adjacent and nearby properties, including residential apartments, and did not consider that the submitted flood risk assessment, which related to the risk of flooding of the subject development, had adequately investigated and resolved this matter. However, in the light of the substantive reasons for refusal outlined above, the Board did not consider it appropriate to seek a more comprehensive flood risk assessment by way of further information.

*[Secretariat: Please issue a copy of this Direction with the Board Order to the parties and the observers.]*

**Board Member**

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Philip Jones

**Date:** 25<sup>th</sup> June 2019