



An
Bord
Pleanála

Board Direction
BD-003988-19
ABP-304163-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2019 and at a subsequent meeting on 9/9/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following

- I. the limited nature and scale of the proposed development,
- II. the RA (Recreation and Amenity) zoning provision of the Galway City Development Plan 2017-2023 which seeks “to *provide for and protect recreational uses, open space, amenity uses and natural heritage*”
- III. Policy 10.3 of the Galway City Development Plan 2017-2023 which seeks inter alia “to *enhance the role of Salthill as an urban village, a leisure, recreation and coastal amenity area for the city and service centre for the surrounding residential neighbourhoods*”
- IV. the panoramic protected view V4 from the R336
- V. the pattern of development in the area
- VI. the proximity to Salthill Promenade, an important recreation and amenity resource and tourist attraction
- VII. the proximity of the existing coastal route and the proposed greenway network
- VIII. the submissions on file
- IX. the report of the inspector

The Board considered that subject to compliance with the conditions as set out below, that the proposed development would be a use which would be compatible with and complement and support the RA objective of the Development Plan and furthermore would be acceptable in terms of visual amenity, would not interfere with the protected view or the character of Salthill and would enhance the tourist resource for the Salthill Promenade and environs. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that subject to the revisions received on appeal and the omission of the car parking element of the scheme and amendments to facilitate the provision of the two-way Bearna Greenway route and having regard to its nature scale and design the proposed development would not adversely affect the visual character or qualities of the Salthill area and would represent an appropriate quantum of development for the location and setting . Furthermore, the Board did not consider that the scale of the proposed development as set out in the appeal submission represented a significant commercial development and considered the bike rental and café uses were compliant with both the RA Zoning Objective Policy *“To provide for and protect recreational uses, open space, amenity uses and natural heritage.”* and Policy 10.3 of the Galway City Development Plan 2017-2023 which seeks inter alia *“to enhance the role of Salthill as an urban village, a leisure, recreation and coastal amenity area for the city and service centre for the surrounding residential neighbourhoods”*. The proposed revised scheme is therefore subject to the conditions attached hereunder no longer considered to be a material contravention of the Development Plan and, therefore, to be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and particulars as per revised plans submitted on appeal.
- 2 Materials and finishes
- 3 Std Urban Drain
- 4 Public lighting
- 5 Landscaping
- 6 CMP
- 7 Opening hours as applied for.
- 8 S48. Unspecified

Board Member

Date: 16/09/2019

Paul Hyde