



An
Bord
Pleanála

Board Direction
BD-007228-20
ABP-308011-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2020.

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

Reasons and Considerations

Having regard to the provisions of the Galway City Development Plan 2017-2023, to the zoning objectives of the site, to its close proximity to the city centre and to public transport links and nearby public parks and the promenade and to the emerging pattern of development in the area and to its nature scale and layout, the Board considered that, subject to compliance with the conditions as set out below, the proposed development of short term let apartments would represent an appropriate quantum of development for the site, was served by adequate open space and provide an acceptable level of car parking, and would be acceptable in term of pedestrian and traffic safety, would not seriously injure the residential or visual amenities of the area or of adjoining properties and would provide an acceptable provision of open space for future occupants. 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, having regard to the zoning objectives for the site and to the proposed short-term letting use, the proposed development would constitute an acceptable quantum of development with an adequate level of parking and amenity provision.

Furthermore, the Board considered that the proposed development would not endanger public safety by reason of traffic hazard due to obstruction of other road users and would not result in insufficient and poor quality dedicated communal open space provision.

Finally, the Board was satisfied that the proposed development would not seriously injure the residential amenities of adjoining properties by reason of abrupt transition in scale and height and in enclosure of the private open space at the rear of the adjoining cottages on Beach Avenue and was consistent with the emerging pattern of development in the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and partics
- 2 Materials and finishes
- 3 CMP
- 4 IW Condition
- 5 Public lighting condtion

6 Landscaping condition

7 Bond

8 Part V Condition

9 S 48 Condition

Board Member

Date: 22/12/2020

Paul Hyde