



**An
Bord
Pleanála**

**Board Direction
BD-011979-23
ABP-311352-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2023.

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

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission in relation to quantum and arrangement of on-site car parking provision, the Board had particular regard to:

- the increase in proposed on-site car parking spaces to 6 no. compared to the number of spaces proposed under planning ref. ABP 305930-19 (19/249) and ABP 308012-20 (20160);
- the autotrack analysis indicating access and egress from the proposed car parking spaces submitted with the application;
- the proposed reprofiling/alterations to the courtyard levels,
- the reduction in height of the boundary wall from 2 m to 0.6 m plus railings, thereby improving sightlines and visibility for vehicles and pedestrians, and
- the car parking standards as indicated Galway City Development Plan 2023-2029.

The Board considered, subject to condition, that the on-site car parking proposal would not generate additional demand for car parking on the local road network, would not pose an unacceptable risk to vehicles or pedestrians nor cause obstruction of other road users and would generally be acceptable in terms of traffic safety and convenience.

The Board concurred with the Inspector with regards to all other items of the proposed development and, subject to conditions set out below, the Board

considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The applicant shall:
 - (i) implement the reprofiling/alterations to the courtyard levels as indicated in drawing titled '*Site Layout & Items for completion*' received by the planning authority on the 24th day of June 2021;
 - (ii) reduce the height of the front (east) boundary wall from 2 metres to 0.6 metres with railings over as indicated in the plans and particulars submitted with the application, and
 - (iii) provide for on-site surface demarcation for all 6 car parking spaces as indicated in the plans and particulars submitted with the application.

The above works shall be carried out within 6 months of the date of this Order to the written satisfaction of the planning authority.

Reason: In the interests of pedestrian and traffic safety, in the interests of clarity and to provide for orderly development.

3. The layout of the lower ground floor shall be amended as follows:
 - (i) The 10 no. bicycle parking spaces shall be provided in the lower ground floor within the identified 'storage area to be retained' as indicated in the drawing titled '*Permitted and Proposed Lower Ground Floor Plans*' received by the planning authority on the 24th day of June 2021. (The bicycle parking shall not be provided at ground level as indicated in the 'proposed site layout plan' received by the planning authority on the said date.)
 - (ii) Subject to compliance with item (i) above the remaining area in the identified 'storage area to be retained' in the lower ground floor shall be

subdivided into 5 no. individual 'lock-up' storage areas and each apartment in the development shall be allocated one 'lock-up' storage area for use ancillary to the apartment's residential use.

The applicant shall submit to, and agree in writing with, the planning authority an amended lower ground floor plan and sections at a scale of not less than 1:100 indicating compliance with this condition and the said works shall be carried out within 6 months of the date of this Order to the written satisfaction of the planning authority.

Reason: In the interests of residential amenity, clarity and the proper planning and sustainable development of the area.

4. Drainage arrangements, including the attenuation of all surface water, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

Board Member



Tom Rabbette

Date: 31/03/2023

