

An
Bord
Pleanála

Board Direction
BD-013083-23
ABP-313500-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2023.

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

Reasons and Considerations

Having regard to the planning history, the Galway City Development Plan, 2023-2029 according to which the zoning objective is :*To provide for enterprise, light industry an commercial uses other than those reserved to the CC zone*, to the established pattern and mixed use nature of development within the Upper Salthill Road area, the location and the design of the proposed porch and lobby entrance at the rear of the building off the small carpark and intended use for mobility impaired, as a means of fire escape and for servicing the building, it is considered that subject to compliance with the conditions set out below, the proposed development is not seriously injurious to the amenities of the residential properties in the vicinity properties by reason of intensity of use, noise and nuisances associated with congregating outside by patrons and anti-social behaviour and, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with An Bord Pleanála on 5th May, 2022 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The grant of permission for retention shall cease on or before three years of the date of this order unless, a prior grant of permission has been obtained from planning authority or following appeal from An Bord Pleanala.

Reason: To allow for further planning review, in the interests of residential amenity and the interests of the proper planning and sustainable development of the area.

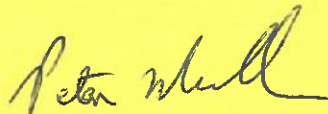
3. The entrance shall be used solely as an access for services and fire exit and for access and egress by patrons who are mobility impaired. All other public access shall be via the main entrance off Upper Salthill Road. No directional signage or signs and advertising shall be erected.

4. **Reason.** In the interest of clarity and the protection of visual and residential amenity.

5. Within three months of the date of this order the applicant shall submit and agree in writing with the planning authority full design specification details for the entrance doors to include mechanisms for noise insulation, self-closure ventilation for the lobby and noise control.

Reason: In the interest of clarity and the protection of residential amenity.

Board Member



Date: 31/07/2023

Peter Mullan