

An
Bord
Pleanála

Board Direction
BD-016216-24
ABP-316133-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2024.

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 location of the site within a serviced urban area, to the economic policies and objectives of the Galway County Development Plan 2022-2028, specifically EL1 in relation to the enhancement of key employment locations including Oranmore, part of the Galway Metropolitan Area, to the nature of the alterations, and to the pattern of commercial development in the area, it is considered that subject to compliance with the conditions set out below, the development would integrate appropriately with the existing commercial building on site and would not adversely impact on the amenities of adjoining commercial development or of the wider area. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on the 23rd day of December 2022 as submitted to the Planning Authority, 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 new external wall and punch windows proposed to the north elevation shall be omitted.

Reason: To protect the amenity of adjoining property from adverse impact due to direct overlooking at close proximity to the boundary between the subject site and the adjoining property.

3. Details of the materials, colours, and textures of all the external finishes to the development, including details the balustrade shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

4. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roof, paved areas or otherwise shall discharge onto the public road or adjoining properties.
(b) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

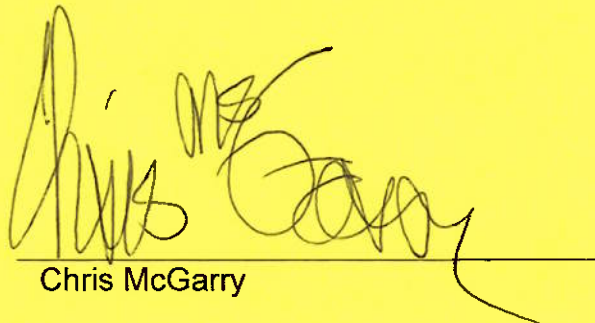
Reason: In the interest of proper planning and sustainable development.

5. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Note: the Board noted the commentary of the Inspector to the effect that the proposed elevation changes to the northern elevation would not adversely impact the ability of the neighbouring commercial businesses to trade now or into the future by reason of overlooking or overshadowing due to the generous separation distances between the buildings within this commercial context, or for the adjoining sites to develop. However, the Board considered the totality of the application documentation including the full drawing schedule and determined that the positioning of significant new fenestration at the northern elevation of the existing building and immediately adjoining the boundary with another property in separate ownership, would lead to an adverse impact by reference to direct overlooking at close proximity and with a consequential adverse effect on the amenities of the adjoining property, both in its current use and in terms of any future redevelopment options (subject to planning permission), compared to the current context.

Board Member



Chris McGarry

Date: 03/05/2024