

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Galway City

Planning Register Reference Number: 16/42

An Bord Pleanála Reference Number: PL 61.246536

APPEAL by MESD Ventures Limited care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway against the decision made on the 7th day of April, 2016 by Galway City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (A) Full planning permission for a change of use of 305 square metres floor area from office use to two number medical consulting rooms and ancillary facilities on the second floor, and (B) full planning permission for a revised vehicular access point and parking arrangements to the previously permitted under planning register reference number 05/420, all at 72 Seamus Quirke Road, Galway.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning objective for the site 'To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone' and its designation as part of a District Centre as set out in the Galway City Development Plan 2011-2017, to the site's location adjacent to an existing upgraded public transport corridor and its proximity to the city centre, and to the provisions of the Development Plan regarding car parking, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be 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.

Reason: In the interest of clarity.

2. (1) This permission shall be in respect of the proposed change of use of the second floor area.

(2) Nothing in this permission shall be construed as authorisation for the proposed alterations to the vehicular access and egress arrangements for delivery vehicles, which shall be omitted from the proposed development.

Reason: To define the extent of this permission in the interest of clarity, and in the interest of traffic safety.

3. No more than two medical consultancy offices shall be provided at second floor level and no subdivision of the proposed second floor area shall take place without a prior grant of permission.

Reason: In the interest of clarity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.