

Board Order ABP-300748-18

Planning and Development Acts 2000 to 2018 Planning Authority: Galway City Council Planning Register Reference Number: 17/305

APPEAL by Eoin MacCormaic care of Sweeney Architects of Unit 1 Templemichael Business Park, Ballinalee Road, Longford against the decision made on the 20th day of December, 2017 by Galway City Council to refuse permission.

Proposed Development: Alterations to previously approved planning register reference number 15/287 (An Bord Pleanála appeal reference number PL 61.246053) to provide as follows: additional consulting room to ground floor to revised layout, relocation of part of residential unit to first floor level with alterations to suit, alterations to south and east elevations, additional parking space and revisions to site layout and all ancillary works at 6 Devon Park, Salthill, Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. The proposed intensification of a permitted but as yet undeveloped commercial use, as part of a residential dwelling in a predominantly residential area of Salthill, is considered to be contrary to the zoning objective of the area which provides for supporting development where it ensures the protection of existing residential amenity and contributes to sustainable residential neighbourhoods. The proposed development changes the permitted use of the existing dwelling from primarily residential to primarily commercial, with a supporting small scale residential component. Therefore, the proposed development is not in accordance with the proper planning and sustainable development of the area.

2. It is considered that the proposed level and also the nature of the layout of the on-site car parking proposed would be insufficient to serve the

proposed development, which is located on and served by a narrow culde-sac road. The absence of adequate parking would create increased on-street car parking in the area, which would result in obstruction to the free flow of vehicular traffic and of pedestrians in the area, and would generate an unacceptable level of traffic movements on the cul-de-sac road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

> Eugene Nixon Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018.