



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 18/296

Appeal by Downtown Property Management Company care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 7th day of November, 2018 by Galway City Council to grant subject to conditions a permission to John Monroe care of Gerard Hanniffy of Suite 21, Orantown Centre, Oranmore, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for the provision of an external fire escape corridor through the existing enclosed car park and onto the rear access roadway to the rear of the property known as "Bridgewater Court" at Lower Fairhill 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 planning history on the site, the pattern of development in the vicinity, the nature and scale of the proposed development and compliance with the provisions of the Galway City Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential amenity of the area. 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 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within three months of this Order, receptacles for waste for both the commercial units and the Bridgewater Court residents shall be provided and available for use at all times on the premises in accordance with details shown on drawing number 18/539-01 submitted with the application.

Reason: In the interest of the amenities of the area and to provide for a satisfactory standard of development.

3. This Order shall not be construed as granting permission for any additional works to the commercial units or ventilation ducts. No ventilation ducts are permissible for the adjoining restaurants without a further grant of planning permission.

Reason: In the interest of clarity and in order to permit the planning authority to assess the impact of any such works on the residential amenity.

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

Dated this day of 2019.