



Planning and Development Acts 2000 to 2019

Planning Authority: Galway City Council

Planning Register Reference Number: 19/210

Appeal by ALC (Glenamaddy) Limited care of Vincent Hannon Architects of Unit 2A Deerpark Business Centre, Oranmore, County Galway against the decision made on the 24th day of October, 2019 by Galway City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A development consisting of the following and all associated site works and services: Basement level: Re-arrangement of existing car parking to include electric car charging points. Inclusion of motor bike parking and bicycle parking bays. Ground level: Four number bin stores at ground level. One number bicycle lift shaft from ground to basement and one number goods/bicycle lift from ground to basement, Level 01 and Level 02. Extension to existing office entrance. Relocation of existing double door to Retail Unit 'A'. Re-arrangement of existing car parking to include electric car charging points. Erection of flag poles within the landscaped area adjacent the Tuam Road. Level 01: Change of use from Industrial to Medical Clinic use (998 square metres). Change of use from Wholesale Retail to Specialist Offices (3,368.7 square metres). Additional carparking at the Ballybane estate roadside of the building to include electric car charging points and landscaping. Level 02: Construction of a new floor for Specialist Offices

(4378.7 square metres) Roof plan: Construction of PV/Solar panels to the roof plan area. Elevations: Modifications to the glazing on the north-east, south-east and south-west elevations. Signage to the south-west and south-east elevations. New fire escape doors off stairwells to south-west and north-east elevations. All at Northpoint Tuam Road, Ballybaan Beg, Galway.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The car parking provision on proposed level 01, in relation to the area adjoining the Ballybane estate road, shall be in accordance with that shown on drawing number 190504-03-309, entitled Floor Plan – Option B, submitted to an Bord Pleanála on the 19th day of November, 2019, with the exception that car parking spaces numbers 02 and 03, and spaces numbers 14 and 15, as shown on this drawing, shall each be replaced by a single disabled car parking space, so that the total number of car parking spaces in the area adjoining the Ballybane estate road shall be no more than 15, and all of these 15 spaces shall be reserved for use by patients of the proposed medical clinic. Revised drawings, providing for this parking provision, together with a detailed landscaping plan and specification, and a methodology for ensuring the limitation of the use of these spaces for patients, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, and the car parking spaces and landscaping shall be provided prior to the opening for business of the proposed medical clinic.

Reason: In the interest of providing for specific car parking spaces to serve the proposed medical clinic, in close proximity to this clinic, while ensuring an improvement to the visual amenity of this area.

Reasons and Considerations

It is considered that a strictly limited amount of car parking specifically to serve the proposed medical clinic in the area of the overall site beside the Ballybane estate road, is justified, having regard to the needs of patients of this clinic, notwithstanding the provision of car parking elsewhere within the overall site, and accordingly that the amendment of condition number 2, rather than its attachment or omission, is reasonable in the particular circumstances of this case.

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.

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

Dated this day of 2020.