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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 20/160**

**APPEAL** by Davy Holdings care of MKO of Tuam Road, Galway against the decision made on the 29<sup>th</sup> day of July, 2020 by Galway City Council to refuse permission to the said Davy Holdings.

**Proposed Development:** Permission is sought for the development which will consist of (A) amendments to lower ground floor car park layout, provision of one number external vent, provision of two number bicycle racks to accommodate 10 number bicycle spaces; (B) retention permission for the following:- one number external LPG gas tank, one number external car parking space, current lower ground floor car parking layout, lower ground floor storage area, two number lower ground floor external vents, pedestrian ramp at ground floor level, including associated tree removal, curved pedestrian ramp at ground floor level, 2.1 metres blockwork wall at ground floor level, amended window detail and ground floor level external seating area and associated planter boxes, and stainless steel flute outlet, all at Dun Daingean, Newcastle, 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**

The site of the apartment block is located at a bend and close to the junction of the internal estate road for Dun Daingean, an established residential development, with Newcastle Road Upper. It is considered that the proposed development, by reason of deficiencies in the quantum and substandard arrangements for on-site parking provision, would endanger public safety by reason of traffic hazard due to generation of additional demand for parking on the local road network, disorderly parking leading to conflicting movements, and obstruction of other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2020.**