



Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Planning Register Reference Number: 20/223

APPEAL by Albert Jarzebak care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 13th day of October, 2020 by Galway City Council to refuse permission for the proposed development.

Proposed Development: Permission for development which will consist of the relocation of 26 number car park spaces, from the previously permitted location outside of the site ownership (planning register reference number 13/322), to a location within the site ownership, including subsequent alterations to site layout, all at Fionnuisce, Doughuisce, 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 area identified to relocate previously permitted car parking spaces comprises an area reserved under planning reference number 13/322 as communal open space for the benefit of existing and future residents. The proposed development would result in a significant reduction in quantum, quality and functionality of amenity space, which would be detrimental to the residential amenity of existing and future residents. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the provisions of the Galway City Development Plan 2017-2023, and in particular Policy 2.5 which seeks to ensure that sustainable neighbourhoods are places where housing, streets, open spaces and local facilities come together in a coherent, integrated and attractive form and Section 11.3.1 (c) which requires all residential developments to provide for communal recreational and amenity open space.. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

Dated this day of 2021.