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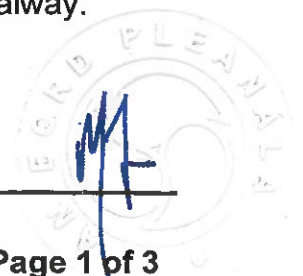
**Planning and Development Acts 2000 to 2020**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 21/41**

**APPEAL** by Cillibri Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 15<sup>th</sup> day of April, 2021 by Galway City Council to refuse permission.

**Proposed Development:** Revisions to third floor attic levels at Apartment Blocks A and B, Aras Bun Caise (previously permitted under planning register reference number 01/130). The development will consist of (1) removal of existing unauthorised apartments at attic levels, (2) varying of condition number 2 of planning register reference number 01/130, in order to allow for residential use of the attic floor areas, (3) provision of two number one bed apartments at the third floor attic level of Block A and two number one bed apartments at the third floor attic level of Block B, (4) alterations to roofs to incorporate velux windows, and balcony options where required, (5) reconfiguration of car parking layout at surface level, (6) reinstatement of previously permitted communal open space area to the west of Block A, and (7) provision of additional bicycle parking , together with all associated site works and services at Block A and B, Aras Bun Caise, Ragoon, Galway.



## Decision

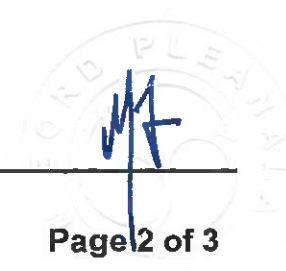
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Matters Considered

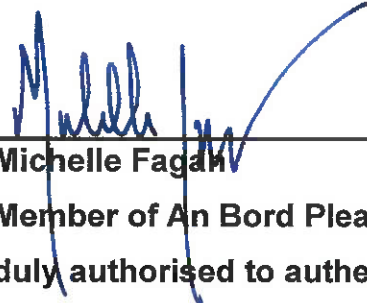
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

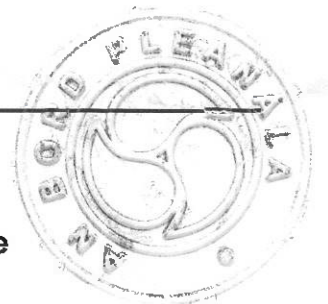
## Reasons and Considerations

The proposed development which involves the conversion of the attic level space within the apartment blocks to apartments for use as habitable accommodation would materially contravene condition number 2 attached to the grant of permission for the existing apartment development under planning register reference number 01/130 which restricts development of the attic areas in the permitted development. The proposed development would, by reason of the introduction of a multiplicity of 'cabriol velux' balconies and velux skylight windows in the roof slopes, result in a visually cluttered effect which is incompatible with the character and form of the existing apartment blocks which are at prominent positions in views along Bishop O'Donnell Road and Seamus Quirke Road.



The proposed development would, therefore, seriously injure visual amenities and the established pattern and character of development in the area, would seriously injure the residential amenities of the existing apartments, would constitute a substandard form of residential development that would seriously injure the residential amenities of the future occupants, and would be contrary to the proper planning and sustainable development of the area.

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



Dated this 5<sup>th</sup> day of August 2021