

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 21/275

APPEAL by Oldside Enterprises Limited care of James O'Donnell Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 19th day of October, 2021 by Galway City Council to refuse permission.

Proposed Development: (1) Demolition of all structures at 183 and 185 Salthill Road Upper. (2) Demolition of single storey extensions to south and east of the existing Seapoint building at 187/189 Salthill Road Upper. (3) Minor renovations to the existing Seapoint Building (4) Construction of a mixed use three-storey new build, providing for leisure centre use on the ground and first floor with seven residential units above on the second floor level at 183/185 Salthill Upper. (5) Construction of mixed use four-storey new build comprising of ground floor retail, first floor café and one number duplex five bedroomed apartment above to the south of the existing Seapoint Building at 187/189 Salthill Road Upper. (6) Construction of three-storey staircases and lifts and ancillary accommodation to the east of Seapoint building at 187/189 Salthill Road Upper. (7) The development proposal includes all ancillary site works and services, plant and maintenance areas and connections, use and access to public services, at 183, 185, 187 and 189 Salthill Road Upper, Salthill (with frontages onto Seapoint Promenade and Quincentennial Drive), 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


Having regard to the location of the site at a highly prominent location within the public realm at Salthill, adjacent to the promenade, and to the provisions of Galway City Development Plan, 2017-2023, in particular


- Section 8.7, which provides for reinforcement of the distinctive character of the City by way of a high standard in the built environment through urban design good place making ensuring a high-quality built environment, and
- Section 10.3 which seeks to enhance the role of Salthill as an urban village, leisure, recreation and coastal amenity area and to ensure high quality of design new developments which have regard to the distinctive character of Salthill with encouragement of high-quality mixed-use development and improvement to the public realm and discouragement of uses that leads to deterioration of the amenity and urban village status.



it is considered that, the proposed development would provide a poor standard of design in the context of the character of the surrounding built environment and public realm amenity areas, resulting from its scale, mass and form, including a lack of coherence provided by the projecting and setback elements and openings to the west and south elevations, and the continuous horizontal design emphasis adjacent to number 183 Upper Salthill Road and the adjoining properties.

The proposed development would, therefore, fail to achieve high quality design, to respect the distinctive character of the adjoining properties on Upper Salthill Road in the village of Salthill, and to contribute to improvements to the public realm at a high profile and visually prominent location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the of the area.


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



Dated this 28th day of March 2022.