

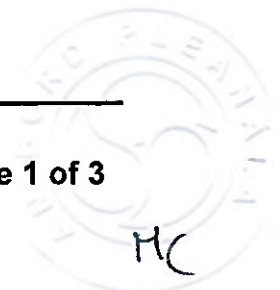
Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 22/123

APPEAL by Jerrard Nestor care of Padraic Hession and Associates of Unit 6, Galway Technology Park, Parkmore, Galway against the decision made on the 30th day of June, 2022 by Galway City Council to refuse permission.

Proposed Development: Permission for development which will consist of permission to (1) convert existing three-storey dwelling house to three number apartments; (2) construct an enclosed stairway to the front of the building to serve these apartments; (3) alterations to existing ground floor and two number first floor apartments at the rear of the building; (4) creation of second floor enclosed public open space within existing attic storage space to serve the aforementioned; (5) to retain all first floor windows on the north east elevation; (6) retain the existing mansard roof; (7) permit the change of the cantilevering balconies to the north east elevation to include removal of some blockwork and the plastering and painting of all remaining blockwork and cantilever slab to match existing; (8) enclose water tanks to roof area with new water tank structure; (9) new first and second floor balconies to all sides of the building; (10) safety rail around roof level; (11) new enclosed external stairs to the rear of the building to provide access to rear apartments; (12) delineate previously approved car parking spaces – six number in total;



(13) construct new bin areas, bicycle racks and landscaping throughout the development and all associated site development works at 134 College Road, Galway City.

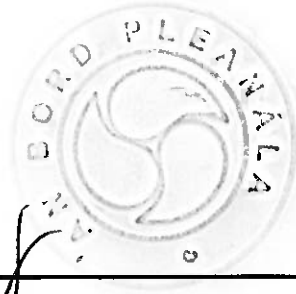
Decision

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

Reasons and Considerations

1. The proposed development, by reason of its elevational design, in particular the pattern of fenestration, multiplicity of roof forms, projecting stair feature on the front elevation, and rear stair appendage, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the visual amenities of the area. It is further considered that the proposal to locate balconies at first and second floor level on the north-east elevation together with first floor windows already on this elevation would compromise the future development of the adjoining property, seriously injuring the residential amenities of this property and depreciating its value as a result of overlooking.
2. The proposed development would be contrary to Policy 11.3.1.(d) of the Galway City Development Plan 2023-2029, which requires that residential units shall generally not directly overlook land with development potential from above ground floor level by less than 11 metres minimum, or in the case of developments exceeding two storeys in height a greater distance than 11 metres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development provides for sub-standard vehicular access and parking arrangements on site. The sub-standard layout of the car park could result in vehicles parking on the public road which would result in a traffic hazard and provide a negative impact on traffic safety on the adjoining public road. In this regard the proposed development is considered to be contrary to the provisions of the Galway City Development Plan 2023-2029 and the proper planning and sustainable development of the area.




Mary Cregg

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

Dated this 24th day of November 2023