

An
Bord
Pleanála

Board Order
ABP-321566-25

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 2460325

Appeal by The Crescent Company Ownership care of Enviroplan Consultancy Limited of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 28th day of November 2024 by Galway City Council in relation to the application for permission for development comprising revisions to the apartment scheme previously permitted under planning reference number 22/91 (An Bord Pleanála reference number ABP-315598-23). The development will consist of: (1) the subdivision of previously permitted apartment number 14 (a three bedroomed five-person apartment at second floor level) to provide for two number one bedroomed (two person) apartments. This will increase the overall amount of proposed apartments on site from 14 number to 15 number units; (2) minor alterations to permitted apartment building to provide for a relocation of a smoke shaft all at Ballymoneen Road, Galway City in accordance with the plans and particulars lodged with the said Council (which decision was to grant permission, subject to conditions for minor alterations to permitted apartment building to provide for a relocation of a smoke shaft and to refuse permission for the subdivision of previously permitted apartment number 14 (a three bedroomed five person apartment at second floor level) to provide for two number one bedroomed (two person) apartments. This will increase the

overall amount of proposed apartments on site from 14 number to 15 number units.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the subject site within an urban area, the provisions of the Galway City Development Plan 2023-2029, the nature, scale and form of the revisions to the proposed development, and pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable, would result in an appropriate housing mix, would not result in an excessive increase in residential density, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would constitute an appropriate use of this urban location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

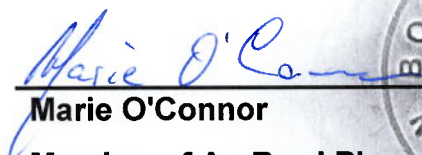
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the

development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

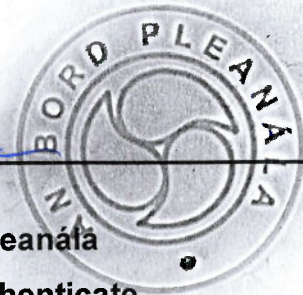
2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission register reference number 22/91 (ABP-315598-23) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 01 day of April 2025.