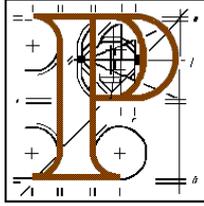


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Galway City**

**Planning Register Reference Number: 14/320**

An Bord Pleanála Reference Number: PL 61.244614

**APPEAL** by Paul Garavan care of Planning Consultancy Services of Gray Office Park, Headford Road, Galway City against the decision made on the 19<sup>th</sup> day of February, 2015 by Galway City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of works to protected structure to include retention of new shopfront, signage, downlighters and overhead canopy at 44 William Street, Galway.

## **DECISION**

**REFUSE** permission for the above proposed development based on 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**

It is considered that the development proposed for retention which includes the removal of key elements of the traditional type shop front and the replacement of separate window and door features with a largely open glazed shop front would be out of character with the make-up of the traditional shop front and would seriously detract from the character and appearance of the Protected Structure and the Architectural Conservation Area in which it is located in contravention of Policy 7.2 of the current Galway City Development Plan. Furthermore, it is considered that the retention of the development which would facilitate direct trading onto the street would be in contravention of the adopted Galway Shop Front and Signage Design Guidelines and create an undesirable precedent for similar development which would seriously impact on the built heritage of Galway City. The proposed development would, therefore, be contrary to the provisions of the said Development Plan and be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2015.**