



Board Direction

Ref: PL61.245512

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th January 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Section 11.4.5 of the Galway City Development Plan 2011-2017 seeks to restrict the conversion of the ground floor of premises on the principal streets of the city centre from retail to non-retail uses. High Street is one of these principal streets. It is considered that this policy, which seeks to preserve the streets as main shopping streets in accordance with the retail strategy for the city centre, is reasonable. It is therefore considered that the development proposed to be retained would materially contravene the provisions of the Development Plan, would set an undesirable precedent for the change of use of other retail premises to non-retail use on the principal shopping streets, and would be contrary to the proper planning and development of the area.
2. Having regard to the nature of the development proposed to be retained, and to the terms of Condition 2 of planning authority register reference number 13/300, it is considered that the change of use that is proposed to be retained would contravene materially Condition 2 attached to that permission.

Board Member: _____ Date: 22nd January 2016
Fionna O' Regan