



An
Bord
Pleanála

Board Direction
BD-001269-18
ABP-301496-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed development is a proposal for change of use from retail use of the ground floor of the premises at No. 6 Quay Street. Quay Street is one of the principal shopping streets as defined in section 6.3 of the Galway City Development Plan, 2017-2023, according to section 11.4.5 of which the conversion of ground floors of premises in these principal shopping streets to non-retail uses is not permitted except for exceptionally small units, the floor space of which is less than twenty square metres. It is considered that the proposed change of use to a coffee shop/café with a take away element would materially contravene this development objective and would set undesirable precedent for similar development on the principal shopping streets in the centre of the city. The proposed development would materially contravene the Galway City Development Plan, 2017-2023 and would be contrary to the proper planning and sustainable development of the area

Board Member

Date: 05/10/2018

Stephen Bohan