

An
Bord
Pleanála

Board Direction
BD-010958-22
ABP-312111-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/07/2022.

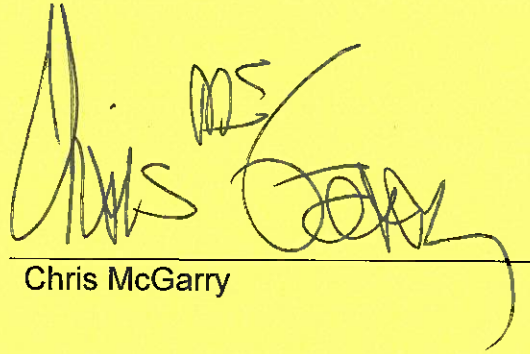
The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed change of use to off-licence use, would result in the loss of an area of café/restaurant related seating with a consequent compromise in the overall residual provision of such seating and with an associated adverse impact on the integrity and viability of the café/restaurant function within the premises as permitted under Reg. Ref. 19/197 and Reg. Ref: 20-/357. The proposed development would, therefore, adversely affect the overall use provisions for these premises as set out in the planning permissions on site and would result in a negative impact on the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed projecting sign on the eastern elevation would by reason of design and form, be contrary to the provisions of the Galway City Development Plan 2017-2023 as set out in section 11.6 and would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 06/07/2022