



An
Bord
Pleanála

Board Direction
BD-012348-23
ABP-312920-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale and context of the proposed development, the site location in the centre of Galway city on lands zoned 'CC', where development of the type proposed is compatible with, and would contribute to, this zoning objective as indicated in the Galway City Development Plan 2023-2029. And also having regard to Policy 6.8 'Tourism Sector' of the said development plan and the planning history pertaining to the site with regards to a hotel use at this location, the Board considered that the proposed development would not adversely impact on the planning authority's housing strategy or policies and would not seriously injure the residential amenities of the area. 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.

- The particular context of the subject apartments in that they are not located within, or contiguous to, other residential areas but are located within/on a building in which all other uses are commercial.
- The Board considered Policy 3.1 'Housing Strategy', paragraph 23, in which it states, *inter alia*, that there will be a presumption against allowing short-term letting in view of the status of Galway city being defined as a rent pressure zone, but noted that this policy (and legislation cited within that policy) does not impose a complete prohibition on such uses.

Having considered the above matters, the Board determined that the proposed development would not adversely impact on the planning authority's housing strategy and would not set an undesirable precedent for such change-of-use given the site and location-specific considerations arising.

Board Member



Tom Rabbette

Date: 06/06/2023