

An
Bord
Pleanála

Board Direction
BD-016497-24
ABP-318327-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2024.

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

Reasons and Considerations

- a) The nature of the development, ancillary to the use of a public house,
- (b) The location of the development on City Centre zoned lands, where Tourism related uses are considered compatible under Section 11.2.7 of the Galway City Development Plan 2023 - 2029,
- (c) The proposal aligns with Section 10.2 of the Galway City Development Plan 2023-2029,
- (d) The provisions outlined within Guidance note for Local Authorities for Regulating Short Term Letting (July 2019), Department of Housing, Planning and Local Government and Circular PL10/2017 and PL 04/2019 which sets out guidance on planning applications for short-term lettings.

it is considered that, subject to compliance with the conditions set out below, the development for retention would not be seriously injurious to the amenities of the area or set an undesirable precedent in the context of an ancillary use in a city

centre zoning. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application as amended by further plans and particulars received by the planning authority on the 29th day of August 2023 and by further plans and particulars received by An Bord Pleanála on the 23rd Day of October 2023, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the first and second floor of the premises shall be ancillary to the primary use of public house on site and the entirety of the premises shall be managed as a single entity.

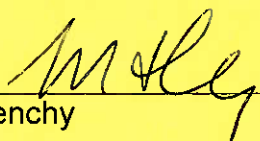
Reason: In the interest of clarity, orderly and sustainable development.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within six months from the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any

applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Mary Henchy

Date: 06/06/2024

