

An  
Coimisiún  
Pleanála

**Direction**  
**ACP-322967-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 15/04/2026.

The Commission decided, as set out in the following Order, that

Commission Order as follows:-

**WHEREAS** a question has arisen as to whether the use of Hayden's Hotel to provide accommodation for displaced persons or individuals seeking international protection at Dunloe Street, Townparks, Ballinasloe, Co. Galway, and associated internal and external works is or is not development and is or is not exempted development:

**AND WHEREAS** Claddagh Ventures Limited requested a declaration on this question from Galway County Council and the Council issued a declaration on the 17<sup>th</sup> day of June 2025, stating that the matter is development and is not exempted development:

**AND WHEREAS** Claddagh Ventures Limited referred this declaration for review to An Coimisiún Pleanála on the 7<sup>th</sup> day of July 2025:

**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1), Section 3(1), Section 4(1)(h), Section 4(2) and Section 4(4) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Part 1 Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) relevant case law,
- (e) the documentation on the file, including the submission on behalf of the requestor,
- (f) the pattern of development in the area, and
- (g) the report and recommendation of the Planning Inspector:

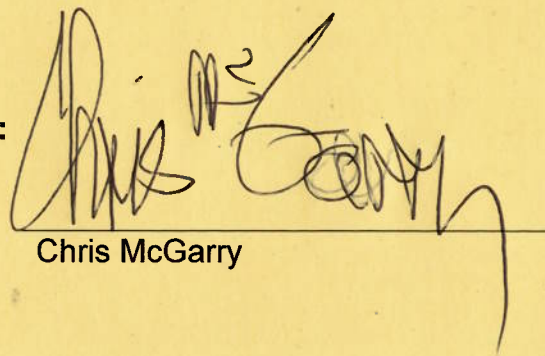
**AND WHEREAS** An Coimisiún Pleanála has concluded that:

- (a) the works constitute development within the meaning of Section 3 of the Planning and Development Act 2000, as amended,
- (b) the internal works would come within the scope of Section 4 (1)(h) of the Planning and Development Act, 2000, as amended,
- (c) the development constitutes works that involves the replacement of an existing external door with a window ope to the rear elevation facing onto Jubilee Street, and the said development would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures,

- (d) the change of use of a hotel at Dunloe Street, Townparks, Ballinasloe, County Galway, to provide accommodation for persons seeking international protection is exempted development as it comes within the scope of Class 14 – Part 1 of Schedule 2 – 'Exempted Development - General' inserted by The Planning and Development (Amendment) (Number 4) Regulations 2015 (S.I No 582/2015).

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the change of use of a hotel at Dunloe Street, Townparks, Ballinasloe, County Galway, to provide accommodation for persons seeking international protection and associated internal and external works is development and is exempted development.

**Planning  
Commissioner:**



Chris McGarry

**Date:** 15/04/2026