



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000881**  
**PL-501046-GY-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 14 July 2026.

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

**Planning Commissioner:**

**Mary Henchy**

**Date:**

**14<sup>th</sup> day of July 2026**

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the provisions of the Galway County Development Plan 2022-2028, the inner urban location of the site and the character of the site

and surrounding area, it is considered the proposed development would be in accordance with the zoning objectives of the site and would not detract from the amenities of surrounding properties or the architectural heritage 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.

2. The accommodation aspect of the development hereby permitted shall be utilised for tourism purposes only for the purpose of providing short-term overnight paying guest accommodation.

**Reason:** In the interest of clarity.

3. Unless otherwise agreed in writing with the planning authority.

(a) Windows shall be timber sliding sash windows and all rainwater goods to the front elevation shall be traditional cast iron with round pipes and half round gutters.

(b) The signage, pilasters framing/plinths and fenestration details along street/front façade of the proposed development shall accord with the Shopfront Design Guide, Galway County Council document 2023.

**Reason:** In the interests of visual amenity.

4. The mitigation measures as set out in Section 5 of the Architectural Heritage Impact Assessment Report, as received by the Planning Authority on the 20<sup>th</sup> day of January 2026, shall be adhered to as part of the proposed development.

**Reason:** In the interest of clarity.

5. (a) Prior to the commencement of development a construction and demolition method statement shall be compiled and certified by a suitably qualified structural engineer and thereafter the development works shall be implemented in accordance with same.

(c) Continual monitoring and surveying of the development works shall be conducted and documented by the aforementioned engineer and made available to the Planning Authority on request.

**Reason:** In the interest of proper planning and sustainable development.

6. The construction of the development shall be managed in accordance with a revised Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;

(b) Location of areas for construction site offices and staff facilities;

(c) Details of site security fencing and hoardings;

(d) Details of on-site car parking facilities for site workers during the course of construction;

(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;

(f) Measures to obviate queuing of construction traffic on the adjoining road network;

(g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

(n) Measures to protect the mature deciduous trees situated between the lane to the rear of the site and the proposed construction compound.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

8. Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

9. The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 20<sup>th</sup> day of January 2026. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first three years following occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

**Reason:** To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

10. Site development and building works shall be carried out between the hours of 0700 to 19.00 Mondays to Fridays inclusive, between 0900 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

11. 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 prior to commencement of development

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 Coimisiún 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.