



An  
Bord  
Pleanála

**Board Direction**  
**RL61.RL3815**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> August 2018.

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

**WHEREAS** a question has arisen as to whether the renovation of the southwest façade to include the removal of a cement based render and replacement with a lime based render, to match the existing finish at properties no.s 9 to 14 inclusive at the Long Walk, Galway is or is not development or is or is not exempted development.

**AND WHEREAS** Mr. & Mrs. John Coyle requested a declaration on this question from Galway City Council and the Council issued a declaration on the 7<sup>th</sup> day of September 2017 stating that the matter is development and is not exempted development:

**AND WHEREAS** Mr. & Mrs. John Coyle referred this declaration for review to An Bord Pleanála on the 3<sup>rd</sup> day of October, 2017:

**AND WHEREAS** it is stated in the documentation which accompanied the declaration and referral requests that the render would be applied by a specialist contractor, would match the existing finish and adhere to good practice conservation principles and that all interventions would be recorded and schedules of works would be agreed with a conservation architect prior to implementation.

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

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) Section 57(1) of the Planning and Development Act, 2000, as amended,
- (e) Section 82(1) of the Planning and Development Act, 2000, as amended,
- (f) the location of the subject site and properties 9 to 14 inclusive within the Long Walk Architectural Conservation Area and the inclusion of properties 11, 12 and 13 on the record of protected structures as set out in the Galway City Development Plan 2017-2023,
- (g) the provisions of the ‘Architectural Heritage Protection Guidelines for Planning Authorities’ issued by the Department of Arts, Heritage and the Gaeltacht (2011),
- (h) the documentation submitted as part of the referral including the description of the intended works and the measures to be employed to adhere to good conservation principles and that the finish would match the existing finish.

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

- (a) The renovation of the southwest façade to include the removal of a cement based render and replacement with a lime based render, to match the existing

finish at properties no.s 9 to 14 inclusive at the Long Walk, Galway is considered to be works and is, therefore, development within the meaning of the Act,

(b) the development comes within the scope of Section 4(1)(h) of the Act being works to improve all of the properties,

(c) With regard of the three protected structures (no.s 11,12 and 13), the development would come within the scope of Section 57(1) of the Act as the works described would not materially affect the character of the three protected structures.

(d) In respect of all structures, the development is not considered to detract from or materially affect the character of the Long Walk Architectural Conservation Area which is stated includes 'a distinct urban form and which reflects Galway's historic relationship with the sea and is a landmark area for the city' and the works would therefore come within the scope of Section 82(1) of the Act.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the Planning and Development Act 2000, as amended, hereby decides that the renovation of the southwest façade to include the removal of a cement based render and replacement with a lime based render, to match the existing finish at properties no.s 9 to 14 inclusive at the Long Walk, Galway is development and is exempted development.

**Board Member**

**Date:** 8<sup>th</sup> August 2018

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Maria FitzGerald