

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Galway City**

**Planning Register Reference Number: 16/247**

An Bord Pleanála Reference Number: PL 61.247568

**APPEAL** by Grainne O'Toole of 26 Woodfield, Cappagh Road, Galway against the decision made on the 18<sup>th</sup> day of October, 2016 by Galway City Council to grant subject to conditions a permission to Michael McGrath care of William O'Connor Surveys of Currantarmuid, Athenry, County Galway in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (1) Construction of single storey rear extension of 56 square metres, comprising new common room and dining room. (2) Provision of new staff toilets and changing area in existing basement = 19.4 square metres. (3) Change of use of existing ground floor bar, restaurant and staff area of 357 square metres to provide 13 new en-suite bedrooms. (4) Construction of new 13 square metres enclosed yard at rear. (5) Construction of new extension at first and second floor over existing flat roof area. Extension to provide eight new en-suite bedrooms in 164 square metres over two levels. (6) Conversion of existing unused attic space to provide six new en-suite bedrooms, linen room and storage areas = 204 square metres. (7) Extension of two number fire escape stairwells into existing attic space, all at Glen Oaks Hotel, Bishop O'Donnell Road, Galway.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the zoning objective, the nature and scale of the proposed development, the current use on the site and the policies of the current Galway City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience and would 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 common room shall be used for the exclusive use of the residents of the hotel and shall not be used for visiting members of the public.

**Reason:** In the interest of traffic safety.

3. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

4. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. Details of all external shopfronts and signage shall be subject of a separate planning application.

**Reason:** In the interest of the amenities of the area and in the interest of visual amenity.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

7. 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 the 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 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.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2017.**