



Planning and Development Acts 2000 to 2017

Planning Authority: Galway City Council

Planning Register Reference Number: 17/320

APPEAL by Acrisium Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 23rd day of January, 2018 by Galway City Council to refuse permission.

Proposed Development: Change of use of ground floor and mezzanine floor from retail to restaurant with seating including signage/frontage at Unit 12 Centrepoint, Liosban Industrial Estate, Tuam Road, Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The scale of the proposed change of use from retail to restaurant use, is considered to be contrary to the zoning objective of the area (C1) which is “to provide for enterprise, light enterprise and commercial uses other than those reserved to the city centre zone.” The proposed development is not considered to be “retail of a type and of a scale appropriate to the function and character of the area” as required in the C1 zoning objective for the area, nor is it a service retail use of a scale that would contribute to the C1 zoning objective. It is considered that the proposed development would unduly interfere with the primary use of the lands for C1 purposes, being of a scale that would service an area greater than immediate C1 zoned lands. The proposed development, if permitted, would undermine the primary function of the Industrial/Business Park and would not be in keeping with the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.