



Planning and Development Acts 2000 to 2018

Planning Authority: Galway City Council

Planning Register Reference Number: 17/275

APPEAL by Jun Yan care of Thornton O'Connor of number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 28th day of March, 2018 by Galway City Council to refuse permission.

Proposed Development: Permission for the change of use of existing retail premises to a café/coffee shop and all associated site services at number 6 Quay Street (Protected Structure RPS Ref. No. 8105), 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 proposed development for change of use from retail use of the ground floor of the premises at number 6 Quay Street. Quay Street is one of the principal shopping streets as defined in section 6.3 of the Galway City Development Plan, 2017-2023. Section 11.4.5 of the Development Plan states that the conversion of ground floors of premises in these principal shopping streets to non-retail uses is not permitted except for exceptionally small units, the floor space of which is less than twenty square metres. It is considered that the proposed change of use to a coffee shop/café with a take away element would materially contravene this development objective and would set an undesirable precedent for similar development on the principal shopping streets in the centre of the City. The proposed development would materially contravene the provisions of the Development Plan and would, therefore, be contrary to 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.