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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 18/375**

**APPEAL** by Carroll's Inn Limited care of McCarthy Keville O'Sullivan of Block 1, Galway Financial Services Centre, Moneenageisha Road, Galway against the decision made on the 24<sup>th</sup> day of January, 2019 by Galway City Council to refuse permission.

**Proposed Development:** A part fourth floor extension (containing nine additional hotel bedrooms with lounge area) including elevational changes and all necessary site works and services to previously permitted hotel development, planning register reference number 17/133 at number 39 Dominick Street (Protected Structure RPS Reference: 3209) and numbers 41-43 Dominick Street, Galway (Protected Structure RPS Reference: 3211).

**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**

1. The proposed development by reason of its additional height, scale, bulk and extent over and above the development approved under planning register reference number 17/133, would constitute an overdevelopment of the site and by reason of its increased height volume and overbearing appearance would significantly detract from the character and amenities of the Protected Structures, numbers 39 and 41-43 Lower Dominick Street, and from the character and amenities of the adjoining Protected Structure at number 45 Lower Dominick Street to the north and, in particular to the rear facing the Mill Race, which is a Protected Structure (RPS Reference: 8501).

2. The proposed development would significantly detract from the character of the Lower Dominick Street Architectural Conservation Area as designated under the current development plan for the area in a historic area of the city, and would contravene the provisions of the development plan under Section 8.2 requiring the protection of the character of such Protected Structures and Architectural Conservation area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**