

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 20/243

Appeal by Anna Mee care of O'Donnellan and Company Architects of Ballard East, Barna, County Galway against the decision made on the 8th day of June, 2021 by Galway City Council to grant subject to conditions a permission to Hitian Land Limited care of OPC Design and Planning of Main Street, Loughrea, County Galway in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention permission for development which will consist of the change of use of part of the first floor from storage area to a kitchen area ancillary to the restaurant at ground floor level and all associated site services, all at Number 9 Quay Street, Galway, a Protected Structure.

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.

Reasons and Considerations

Having regard to the 'Town Centre' zoning objective of the subject site and to the pattern of development in this city centre area, it is considered that, subject to compliance with the conditions set out below, the change of use proposed to be retained would not adversely impact upon the architectural heritage of the protected structure nor the city core Architectural Conservation Area, and would not adversely impact upon the neighbouring amenities within the city centre. It is considered that the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

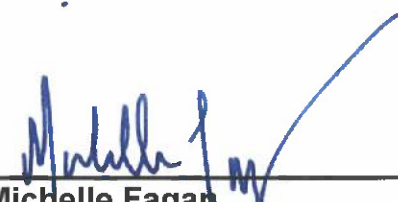
1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 13th day of May, 2021, except as may otherwise be required in order to comply with the following condition. Where such condition requires 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 retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

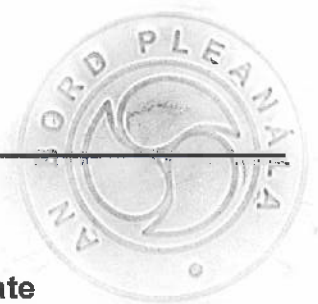


2. The first-floor kitchen facility shall be used solely in connection with the established and permitted restaurant business on site. The kitchen facility shall not be used to service any other business or operation.

Reason: In the interest of the proper planning and sustainable development of the area.



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



Dated this 16th day of December 2022.