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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 21/302**

**APPEAL** by Tom Meehan and Sons Limited care of APS Consulting Engineers Limited of Lackagh, Turloughmore, County Galway against the decision made on the 8<sup>th</sup> day of November, 2021 by Galway City Council to refuse permission to the said Tom Meehan and Sons Limited.

**Proposed Development:** Permission for development at the ground floor of Block A of the permitted student residence (An Bord Pleanála reference number ABP-301693-18 and planning register reference number 19/197). The development will consist of change of use of the existing café/retail shop to include part off-license use (gross floor area for off-license use 16 square metres), external signage and associated works, all at Dangan, Galway, County Galway.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



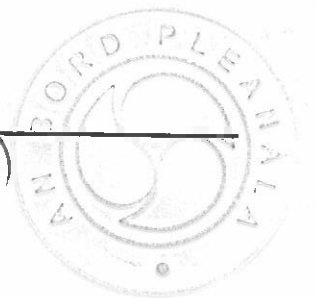
## Reasons and Considerations

1. The proposed change of use to off-licence use, would result in the loss of an area of café/restaurant related seating with a consequent compromise in the overall residual provision of such seating and with an associated adverse impact on the integrity and viability of the café/restaurant function within the premises as permitted under planning register reference number 19/197 and planning register reference number 20/357. The proposed development would, therefore, adversely affect the overall use provisions for these premises as set out in the planning permissions on site and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed projecting sign on the eastern elevation would, by reason of design and form, be contrary to the provisions of the Galway City Development Plan 2017-2023 as set out in section 11.6 and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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



Dated this  day of  2022.