

An  
Bord  
Pleanála

Board Order  
ABP-313500-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 22/32**

**Appeal** by Colm O'Donnell care of MKO of Tuam Road, Galway against the decision made on the 8<sup>th</sup> day of April, 2022 by Galway City Council to refuse permission.

**Proposed Development:** Retention of a porch/lobby entrance (8.2 square metres) to the rear of Caesars Palace, 202 Upper Salthill Road, Galway.

## Decision

**GRANT** permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

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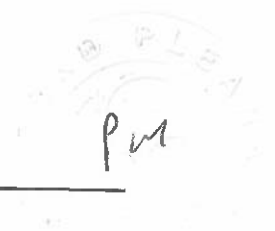
## Reasons and Considerations

Having regard to the planning history, the Galway City Development Plan 2023-2029 according to which the zoning objective is 'to provide for enterprise, light industry and commercial uses other than those reserved to the CC zone', the established pattern and mixed-use nature of development within the Upper Salthill Road area, the location and design of the porch and lobby entrance at the rear of the building off the small carpark and intended use for mobility impaired, as a means of fire escape and for servicing the building, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of residential properties in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development proposed to be retained shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 5<sup>th</sup> day of May, 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. This grant of permission for retention shall cease on or before three years from the date of this Order, unless a prior grant of planning permission has been obtained.

**Reason:** To allow for further planning review in the interest of residential amenity and in the interest of the proper planning and sustainable development of the area.

3. The entrance shall be used solely as an access for services and fire exit and for access and egress by patrons who are mobility impaired. All other public access shall be via the main entrance off Upper Salthill Road. No directional signage or signs or advertising shall be erected.

**Reason:** In the interest of clarity and the protection of visual and residential amenity.

4. Within three months of the date of this Order, the developer shall submit and agree in writing with the planning authority full design specification details for the entrance doors to include mechanisms for noise insulation, self-closure ventilation for the lobby and noise control.

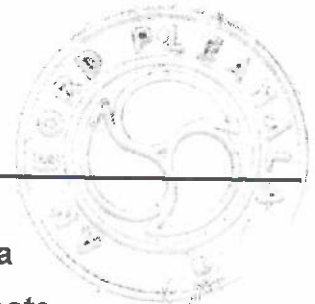
**Reason:** In the interest of clarity and the protection of residential amenity.



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**Peter Mullan**

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



Dated this *1st* day of *August*, 2023.