



Planning and Development Acts 2000 to 2022

Planning Authority: Galway County Council

Planning Register Reference Number: ED22/49

WHEREAS a question has arisen as to whether the change of use from shop to apartments at Bridge Street, Gort, County Galway is or is not development or is or is not exempted development:

AND WHEREAS Dean Raftery care of Grealish Glynn and Associates of 1 The Punch Bowl, Ennis Road, Gort, County Galway requested a declaration on this question from Galway County Council and the Council issued a declaration on the 13th day of October, 2022 stating that the said matter is development and is not exempted development:

AND WHEREAS the said Dean Raftery referred this declaration for review to An Bord Pleanála, on the 7th day of November 2022:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) section 3(1) of the Planning and Development Act, 2000, as amended

- (c) Article 9(1) of the Planning and Development Regulations, 2001, amended,
- (d) Article 10(6) of the Planning and Development Regulations, 2001, as amended,
- (e) the planning history of the site, and
- (f) the pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that the change of use from shop to apartments constitutes a material change of use which is “development”, as defined under Section 3(1) of the Planning and Development Act, 2000, as amended, and would come generally within the scope of the exempted development provisions of Article 10(6) of the Planning and Development Regulations 2001, as amended.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the change of use from shop to apartments at Bridge Street, Gort, County Galway is development and is exempted development.


Liam Bergin

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

Dated this 22nd day of December 2023.