

An
Coimisiún
Pleanála

Commission Order
ABP-322536-25

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 2460723

APPEAL by Jacqui and Mark Duncan care of AOCA Engineering Consultants of Lismard House, Timahoe Road, Portlaoise, County Laois and by Pat McGrath of Oughterard Bookshop Café, 66 Main Street, Oughterard, County Galway against the decision made on the 30th day of April 2025 by Galway County Council to grant subject to conditions a permission to Platinum Edge Investments Limited care of O'Neill O'Malley Architecture of Ground Floor, Unit 2, Galway Technological Park, Parkmore, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: The refurbishment and extension of the existing public house on ground floor and accommodation on the first and second floor with all associated works and connections to ancillary services. These works will consist of the partial demolition of the existing building, two dormer windows to the front of the existing building, Alterations to the existing shop front, construction of a new three-storey extension to the rear of the existing building and all associated site development works all at Main Street, Oughterard, County Galway.

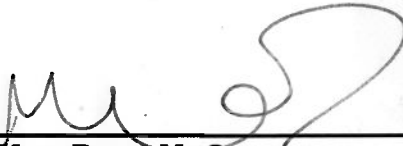
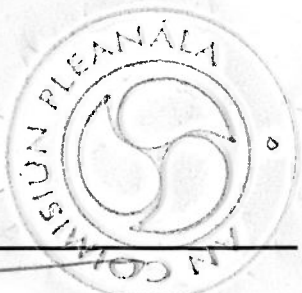
Decision

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

Reasons and Considerations

Having regard to the totality of the application documentation submitted with the proposal, which describes a proposed guest house use, the policy objectives of Galway County Development Plan 2022-2028, in particular Objective TI 1 (Tourist Infrastructure) which seeks to encourage and promote tourism related facilities and accommodation within existing settlements, subject to compliance with Development Management Standards, and Objective TI 2 (Visitor accommodation) which seeks to encourage and facilitate visitor accommodation facilities where there is a justifiable requirement, subject to compliance with the relevant Development Management Standards, and having regard to DM Standard 31: Parking Standards, including Table 15.5 which illustrates the car parking standards for different types of development, including a standard of 1 car space per bedroom for Guest House and Hostel developments, it is considered that, in the absence of a Transport Mobility Management Plan to support the omission of car parking, the proposed development would be in conflict with the policy objectives of Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the Inspector's observation that no evidence was provided in any of the application documents to demonstrate whether the previous use of the upper floors was standard residential or commercial in nature. The Commission also noted that other premises in the town centre of Oughterard, which offer overnight accommodation, do not appear to offer the benefit of on-site parking, and the Commission was of the opinion that, in the absence of a Transport Mobility Management Plan setting out parking demand calculations to detail demand throughout the day, as required by DM Standard 31, the applicant failed to demonstrate that the omission of car parking from the proposed development, can be justified.

MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *11th* day of *September* 2025.