



An
Coimisiún
Pleanála

Commission Order
PL-500505-GC-25

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2560301

Appeal by BOS Creative and Digital Strategy Limited against the decision made on the 20th day of November, 2025 by Galway County Council to refuse permission for the proposed development.

Proposed Development: Permission for development which consists of: change of use of existing first floor unit from light industrial and associated uses (as approved under Planning Ref. No. 452/95) to office use at Unit N3, Block D, Oldenway Business Park, Monivea Road, Galway.

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 zoning objective relating to the site which allows for specialised office use including office based industries of a business and technology nature such as that proposed, the self-contained nature of the unit at first floor level, the variation of established uses within the Oldenway Business Park, and the modest nature and scale of the proposed development, it is considered that the proposed change of use would not seriously injure the amenities of the area and would generally be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This unit shall be operated as a single office unit and no further subdivision or subletting of part of the office shall be permissible in the absence of a separate planning application.

Reason: In the interests of clarity.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 26th day of March 2026