



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500813-GC-26**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 25/60347**

**Appeal** by Gerard Barry and Yvonne Barry against the decision made on the 22<sup>nd</sup> day of January, 2026 by Galway City Council in relation to the application by Richard Byrne for permission for development which consists of: retention permission for a single storey glazed conservatory at 4.8 metres height for use as an extension to the existing Prom Restaurant and including a 132 square metres, safety drain at the south elevation of the conservatory, a 16 square metres flat roof extension to provide separate entrance to spa area, new mechanical plant area, internal alterations to include new doors and glazing and cocktail bar area and alterations to basement access, fire exit doors and new fire escape stairway at ground and first floor level, landscaping and all ancillary development at Salthill Hotel, The Promenade, Salthill, County Galway in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of a 16 square metres flat roof extension to provide separate entrance to spa area, retention of new mechanical plant area, retention of alterations to

basement access, retention of fire exit doors and permission for new fire escape stairway at ground and first floor level, landscaping and all ancillary development, and to refuse permission for retention permission for a single storey glazed conservatory at 4.8 metres height for use as an extension to the existing Prom Restaurant, internal alterations to include new doors and glazing and cocktail bar area including a 132 square metres safety drain at the south elevation of the conservatory).

## **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 existing and well-established use of the subject site, its planning and development history, the previous layout of the hotel on the subject site, the pattern of development in the vicinity, and the established character of the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development 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 Commission on the 18<sup>th</sup> day of February 2026, 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. The proposed development shall be amended as follows:
  - (a) Access to the western section of the hotel shall be restricted to pedestrian access to the leisure centre only and shall not be used as a general access to main hotel or as an outdoor amenity area associated with the bar, restaurant or function room.
  - (b) One door to the main hotel at the western section of the hotel shall be replaced with fixed glazing and the other door shall be clearly indicated as being for emergency use only and shall be fitted with one-way door closers and alarms.

- (c) The bar area in the conservatory (that is, fixtures and fittings) shall be fully removed and replaced with a coffee dock and joinery to the satisfaction of the planning authority.
- (d) All doors to the southern elevation of the conservatory shall be replaced with fixed glazing.
- (e) If required by the authorities for the issuing of a Fire Certificate, a single fire door may be inserted in the western elevation adjacent to the function room which shall be clearly indicated as being for emergency use only and shall be fitted with one-way door closers and alarms.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this Order and shall be implemented within three months of the date of the Order.

**Reason:** In the interests of clarity and residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

4. Apart from the departures authorised in this permission, the development shall otherwise comply with the terms and conditions attached to Appeal reference numbers ABP-320751-24 and PL61.242938.

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

5. The use of the conservatory shall be restricted to use as an extension of the restaurant and shall not be used independently as a function, event or performance room.

**Reason:** To protect the residential amenities of property in the vicinity.

6. No amplified music, performance, or other specific entertainment noise shall be permitted within the conservatory.

**Reason:** To protect the residential amenities of property in the vicinity.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

8. 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.

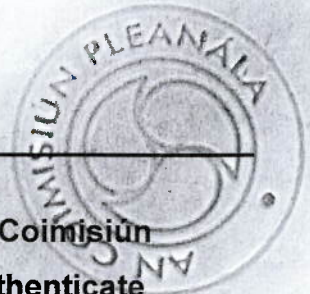
**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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**Declan Moore**

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



Dated this 15<sup>th</sup> day of JUNE 2026.