

An
Coimisiún
Pleanála

Commission Order
PL-501046-GY-26

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 2660051

Appeal by Mark and Jacqui Duncan against the decision made on the 13th day of March, 2026 by Galway County Council to grant subject to conditions a permission to Platinum Edge Investments Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: For 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, totalling 280.1 square meters of the existing building, the provision of two dormer windows to the front of the existing building and alterations to the existing shop front. Construction of a new three-storey extension to the rear of the existing building, totalling 247.1 square metres, which will include, 19 number en-suite bedrooms, recreational room and storage, along with outdoor amenity space, separate secure bin store, bicycle parking and all associated site development works, all at Cregg, Oughterard, County 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 provisions of the Galway County Development Plan 2022-2028, the inner urban location of the site and the character of the site and surrounding area, it is considered the proposed development would be in accordance with the zoning objectives of the site and would not detract from the amenities of surrounding properties or the architectural heritage of the area. 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, 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 accommodation aspect of the development hereby permitted shall be utilised for tourism purposes only for the purpose of providing short-term overnight paying guest accommodation.

Reason: In the interest of clarity.

3. The following shall be complied with unless otherwise agreed, in writing, with the planning authority.
 - (a) Windows shall be timber sliding sash windows and all rainwater goods to the front elevation shall be traditional cast iron with round pipes and half round gutters.
 - (b) The signage, pilasters framing/plinths and fenestration details along street/front façade of the proposed development shall accord with the Shopfront Design Guide, Galway County Council document 2023.

Reason: In the interests of visual amenity.

4. The mitigation measures as set out in Section 5 of the Architectural Heritage Impact Assessment Report, as received by the planning authority on the 20th day of January 2026, shall be adhered to as part of the proposed development.

Reason: In the interest of clarity.

5. (a) Prior to the commencement of development a construction and demolition method statement shall be compiled and certified by a suitably qualified structural engineer and thereafter the development works shall be implemented in accordance with same.
- (b) Continual monitoring and surveying of the development works shall be conducted and documented by the aforementioned engineer and made available to the Planning Authority on request.

Reason: In the interest of proper planning and sustainable development.

6. The construction of the development A Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall provide, but not be limited to, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters and surfacewaters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services, and the developer shall submit details of same for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

8. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

9. The development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority on 20th day of January 2026. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first three years following occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.

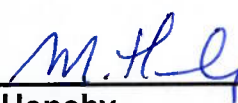
Reason: To achieve a reasonable modal split in transport and travel patterns in the interest of sustainable development.

10. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 and 1400 hours 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.

11. 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.



Mary Henchy

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

Dated this 22nd day of July 2026