

An
Coimisiún
Pleanála

Commission Order
PL-501601-GC

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 26/60118

APPEAL The Lion's Tower Limited against the decision made on the 29th day of May, 2026 by Galway City Council to refuse permission.

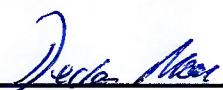
Proposed Development: Change of use of an existing Order of Malta community building to a guesthouse, the amalgamation of this building with the adjoining guesthouse at 19 St. Helen's Street, the construction of a new pitched roof, the provision of four number en-suite guest bedrooms, associated internal alterations, minor elevational changes to the front and side elevations, and all ancillary and associated works, all at 20 St. Helen's Street Galway.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having considered the information submitted in connection with the planning application and the appeal, the Commission is not satisfied that the existing premises at number 20 could provide a guesthouse accommodation use as envisaged under the Residential 'R' zoning objective and Table 11.2.8 of the Galway City Development Plan 2023-29 in the absence of adequate operational management arrangements and without significant revisions to the proposed development. It is considered that it cannot be determined that the proposed development would adhere to Policy 3.1 Housing Strategy (item 23) of the development plan which aims at restricting over-concentration of short-term letting use in the city. Furthermore, there is insufficient information to determine the nature or status of the existing guesthouse use at the adjoining site, number 19 St. Helen's Street, to consider the proposed amalgamation with the subject site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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

Dated this 6th day of October 2026.