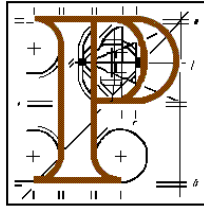


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Galway City**

**Planning Authority Reference Number: P/DC/3/20/15**

An Bord Pleanála Reference Number: 61.RL.3454

**WHEREAS** a question has arisen as to whether the removal of glazing at ground floor level as shown on accompanying drawings at 9 - 11 Prospect Hill, Eyre Square, Galway is or is not development or is or is not exempted development:

**AND WHEREAS** Rocco Stone Limited care of Manahan Planners of 31 Dawson Street, Dublin requested a declaration on the said question from Galway City Council and the said Council issued a declaration on the 16<sup>th</sup> day of December, 2015 stating that the said matter is development which materially affects the character and appearance of this building and the Eyre Square Architectural Conservation Area and, therefore, requires planning permission:

**AND WHEREAS** the said Rocco Stone Limited referred the declaration for review to An Bord Pleanála on the 21<sup>st</sup> day of January, 2016:

**AND WHEREAS** An Bord Pleanála, in the light of the documentation on the file, and the content of the declaration, has reformulated the question as follows:-

Whether the removal of glazing along with glazing bars from two ground floor window openings in the principal elevation of the building at 9 – 11 Prospect Hill, Eyre Square, Galway is or is not development or is or is not exempted development:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) sections 2, 3, 4, 5 and 82 of the Planning and Development Act, 2000, as amended,
- (b) the documentation on file including the referrer's submission and the planning authority's response dated the 23<sup>rd</sup> day of February, 2016, and
- (c) the report of the Inspector:

**AND WHEREAS** An Bord Pleanála has concluded that -

- (a) the removal of glazing along with glazing bars from two ground floor window openings in the principal elevation of the building at 9 – 11 Prospect Hill are alterations to the premises that come within the scope of works under section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) these works comprise development as defined under section 3 of the Planning and Development Act, 2000,

