



An  
Bord  
Pleanála

## Board Order 61.RL.3815

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### Planning and Development Acts 2000 to 2018

**Planning Authority: Galway City Council**

**Planning Register Reference Number: P/DC/3/16/17**

**WHEREAS** a question has arisen as to whether the renovation of the front west facing façade by removal of sand cement plaster and replacing with new lime render as per Conservation Report at numbers 9 to 14 The Long Walk, Galway, is or is not development or is or is not exempted development.

**AND WHEREAS** John Coyle care of McCarthy Keville O'Sullivan Limited of Block 1, G.F.S.C., Moneenageisha Road, Galway requested a declaration on this question from Galway City Council and the Council issued a declaration on the 7<sup>th</sup> day of September, 2017 stating that the matter is not exempted development:

**AND WHEREAS** John Coyle referred this declaration for review to An Bord Pleanála on the 3<sup>rd</sup> day of October, 2017:

**AND WHEREAS** having regard to the nature of the question and the documentation submitted as part of the referral, the Board has decided to reformulate the question as follows:

“whether the renovation of the front west facing façade by removal of sand cement plaster and replacing with new lime render as per Conservation Report at numbers 9 to 14 The Long Walk, Galway, is or is not development or is or is not exempted development.”

**AND WHEREAS** it is stated in the documentation which accompanied the declaration and referral requests that the render would be applied by a specialist contractor, would match the existing finish and adhere to good practice conservation principles and that all interventions would be recorded and schedules of works would be agreed with a conservation architect prior to implementation.

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

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) Section 57(1) of the Planning and Development Act, 2000, as amended,
- (e) Section 82(1) of the Planning and Development Act, 2000, as amended,

- (f) The location of the subject site and properties 9 to 14 inclusive within the Long Walk Architectural Conservation Area and the inclusion of properties 11,12 and 13 on the record of protected structures, as set out in the Galway City Development Plan 2017-2023,
- (g) The provisions of the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of Arts, Heritage and the Gaeltacht in 2011, and
- (h) The documentation submitted as part of the referral including the description of the intended works and the measures to be employed to adhere to good conservation principles and that the finish would match the existing finish.

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

- (a) The renovation of the south-west façade to include the removal of a cement based render and replacement with a lime based render, to match the existing finish at properties numbers 9 to 14 inclusive, at the Long Walk, Galway, is considered to be works and is, therefore, development within the meaning of the Act,
- (b) The development comes within the scope of Section 4(1)(h) of the Act, as amended, being works to improve all of the properties,
- (c) With regard to the three protected structures (numbers 11,12 and 13), the development would come within the scope of Section 57(1) of the Act, as amended, as the works described would not materially affect the character of the three protected structures.

- (d) In respect of all structures, the development is not considered to detract from or materially affect the character of the Long Walk Architectural Conservation Area which as stated includes 'a distinct urban form and which reflects Galway's historic relationship with the sea and is a landmark area for the city', and the works would, therefore, come within the scope of Section 82(1) of the Act, as amended.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the Planning and Development Act 2000, hereby decides that the renovation of the south-west façade to include the removal of a cement based render and replacement with a lime based render, to match the existing finish at properties numbers 9 to 14 inclusive, at the Long Walk, Galway, is development and is exempted development.

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submission and observation received by it in accordance with statutory provisions

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this      day of      2018**