



An
Coimisiún
Pleanála

Inspector's Report

PL-501046-GY-26

Development

Refurbishment/extension of public house.

Demolition of existing rear extension,
construction of 3 storey rear extension
with 19 no. ensuite bedrooms, recreational
room, storage, outdoor amenity space, bin
store/bike parking accessed to rear,
alterations to the front façade

Location

Cregg, Oughterard, Co. Galway.

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

2660051

Applicant(s)

Platinum Edge Investments Ltd.

Type of Application

Permission

Planning Authority Decision

Grant Permission + Conditions

Type of Appeal

Third Party Normal Planning Appeal

Appellant(s)

Mark & Jacqui Duncan

Observer(s)

None

Date of Site Inspection

4th June 2026

Inspector

Bébhinn O'Shea

1.0 Site Location and Description

- 1.1. The site measures 0.49ha and is located on Main St. in Oughterard, just southwest of the junction between the N59 and Camp Street and contains as a 3 storey terraced building with gable chimneys and shopfront. It appears vacant, its last use being a public house. There is a bookshop / café adjoining to the west and Halloran's restaurant/café adjoining to the east.
- 1.2. The building has a 2 storey hipped rear return, and further single storey section beyond same. The site is long and generally rectangular in form. There is a shared laneway to the rear of the site, serving it and adjacent properties to the east, accessed from further to the south east. Temporary fencing delineates the site at this laneway. The land opposite the laneway at this point is under vegetation. Boundaries along the laneway are intermittent and most of the properties have surfaced areas and buildings within area to the rear.

2.0 Proposed Development

- 2.1. The proposed development is to refurbish and extend an existing public house, comprising of demolition of existing rear extension of 280.1 sqm, construction of 3 storey rear extension providing additional 247.1 sqm including 19 no. ensuite bedrooms, recreational room, storage, outdoor amenity space, bin store/bike parking accessed from rear, alterations to the front façade (2 dormer windows to the front elevation and alterations to the shop front).
- 2.2. The application is accompanied by
 - Mobility Management Plan
 - Construction and Environmental Management Plan
 - Structural/conditional report on the existing building
 - Architectural Heritage Impact Assessment
 - Irish Water Confirmation of Feasibility

3.0 Planning Authority Decision

3.1. Decision

The planning authority granted permission subject to 13 conditions of which I note:

- C2 Accommodation for tourism purposes only unless otherwise agreed
- C3 AHIA mitigation measures
- C4 Method statement for works in accordance with good conservation practice
- C5 Method statement for works by structural engineer to including monitoring and surveying and demolition strategy to ensure adjoining Protected Structure is not affected.
- C8 Surface water
- C9 Mobility Management Plan
- C13 Financial contributions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the PA:

- Screened the development out for the need for AA and EIAR
- Notes that the accommodation is intended for short term letting, as guest house accommodation and the refurbishment of the existing public house is proposed. Principle is considered acceptable.
- Notes submission of AHIA and Mobility Management Plan (Travel Plan) and that the Roads & Transportation Section recommend a grant of permission
- Notes proposed connection to public water, surface water and foul water infrastructure.
- Considered design proposal in accordance with policy objectives PM8 Character and Identity, PM10 – Design Quality and PM 11 Details of Materials. Considered the development respectful of the urban grain and character setting. Notes that a

demolition strategy is to be prepared to ensure the protection of the adjoining Protected Structure.

- Noted concerns in the Direction on ACP 322536-25 in terms of clarity regarding services, provision of adequate useable open space, and design to the southern (rear) elevation. It notes revised design to the rear and that fenestration is in keeping with the front elevation.

3.2.2. Other Technical Reports

- Roads & Transportation: Recommends conditions for a grant of permission.

3.3. Prescribed Bodies

- TII: Requests that the planning authority has regard to the provisions of official policy for development proposals as follows: the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications

3.4. Third Party Observations

One submission received from the owners of Halloran's the adjoining property. The issues raised are as per the appeal below.

4.0 Planning History

24/60723 and ACP ref. 322536-25 Permission granted by Galway County Council and refused on appeal for refurbishment and extension of the public house and accommodation with all associated works and connections to ancillary services, partial demolition of the existing building

The reason for refusal primarily related to the absence of a Transport Mobility Management Plan to support the omission of car parking, in the context of GCDP policy. The Commission also noted concerns in relation to quality of amenity for future uses, and design issues.

95/292 – Planning permission granted for change of use from restaurant to restaurant and public house

5.0 Policy Context

5.1. National Policy

- National Planning Framework – First Revision April 2025
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 (hereafter referred to as the Compact Settlement Guidelines”.

5.2. Development Plan

5.2.1. The relevant development plan is the Galway County Development Plan 2022-2028 (referred to hereafter as the GCDP). The following Chapters are most relevant

Chapter 2: Core Strategy, Settlement Strategy and Housing Strategy – designates Oughterard as a Small Growth Town.

Chapter 3: Placemaking, Regeneration and Urban Living

Chapter 5: Economic Development, Enterprise and Retail Development

Chapter 11: Community Development and Social Infrastructure

Chapter 12: Architecture, Archaeology and Cultural Heritage

Chapter 15: Development Management Standards including Parking (DMS 31)

5.2.2. As Small Growth Town Volume 2 of the GCDP contains a settlement plan for Oughterard. The site is zoned C1 Town Centre which has the following zoning policy objective as set out in section 4.4 of Volume 2:

“To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.”

5.2.3. The description of the zoning is

“To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.”

5.2.4. Section 4.5 contains a land use zoning matrix:

- Bar/restaurant, guesthouse, hotel and hostel are Permissible in Principle.
- Short-term holiday accommodation uses are Open for Consideration .

5.2.5. The following policy objectives are noted:

- OSGT 1 – Sustainable Town Centre: Promote the development of Oughterard, as an intensive, high quality, well landscaped, human-scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses as appropriate, that provide a range of retail services, facilities and amenities to the local community and visitors. The town centre and associated main street shall remain the primary focus for retail and service activity within these plan areas.
- OSGT 6 – Tourism Development:
 - a) Promote and facilitate the further development of Oughterard as a key tourist destination for the benefit of the town and its surrounding areas.
 - b) To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.
 - c) Encourage and assist the development of the sustainable tourism potential within Oughterard in a manner that respects, builds on, protects and enhances the cultural, built, architectural, archaeological and heritage significance of the town including natural heritage and biodiversity, and its local amenities in particular with the local fishing tourism market which is unique for Oughterard.

5.2.6. The site is within Flood Zone C.

5.3. Built and Natural Heritage Designations

5.3.1. The site is within Oughterard Architectural Conservation Area (ACA) as described in Appendix 7 of the GCDP, which states that its special significance lies in its development in response to the early presence of a landlord's house, Claremount, on the west of the river, and the efforts during the early 19th century to open up Connemara, by the development of the road to Clifden, the bridge spanning the river,

and the presence of the army barracks. The street pattern and architectural variety of buildings, both designed and vernacular, creates a streetscape which reflects its history.

- 5.3.2. The adjacent building to the east of the site is a Protected Structure RPS 665 described as follows:

Terraced 3 bay 2 storey mid Victorian house with steeped roof rendered facade.

Simple shopfront with pilasters and brackets in 1930's style. Street frontage.

Regional Rating - On account of the general proportions and roof pitch probably one of the earlier buildings in the town. It is also an important element of the streetscape.

- 5.3.3. The site is situated c. 150m southeast of Lough Corrib Special Area of Conservation and 880m southwest of Lough Corrib Special Protection Area. It is c. 530 east of Oughterard National School proposed Natural Heritage Area (pNHA).

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The appeal is made by the owners of Halloran's which adjoins the site. I summarise the appeal as follows:

- No parking has been provided which is essential. The Transport Mobility Management Plan is not adequate. Condition 10 only relates to a work place travel plan with no considerations of visitors or tourist. There is no consideration

of any mode other than bicycle or foot. Public car park is in excess of 200m away.

- Proposed demolition would seriously compromise the structural integrity of Halloran's, which is a Protected Structure. No feasibility investigations have been carried out. Significant underpinning may be required. A bond should be put in place to cater for damage to adjoining properties. No contact has been made in terms of working with the adjoining property. Fire escape routes have not been identified.
- Overdevelopment of site. No co-ordination in terms of design, it is mishmash design. Open space will have no viable daylight as it will be bound by high walls and will not be usable.
- Obstruction of light, overlooking of the appellants property.
- Uncontrolled run-off of rainwater. Only a combined drainage system in area, unsuitable for further discharge. All surface water is to be disposed of on-site, this is impossible unless going to combined foul system. No attenuation. Flooding of their property is inevitable in periods of heavy rain.
- Refers to 3322539-25 and issues raised in relation to quality of amenity for future users, lack of clarity regarding services provision, regarding usable open space, and design of one block in terms of poor design within an Architectural Conservation Area.

7.2. Applicant Response

- Parking: The site is located on Main Street within the established core, with a high level of accessibility, pedestrian infrastructure and proximity to services and transport. The omission of parking is a policy aligned approach consistent with the GCDP. The Mobility Management Plan provides an evidence based assessment which supports the development and includes a comparative assessment of existing and proposed demand, with a net increase of only 2 spaces. There are a variety of parking options in the vicinity and good connections.

- Impact on adjacent Protected Structure: The proposed works do not involve any direct intervention into the adjoining property and no material alternation to the Protected Structure is proposed. Matters relating to construction methodology, temporary works, structural sequencing fall outside of the scope of planning. A structural report was submitted which supports the view that the protected structure will not be affected. No new loads will be applied to party walls. A Temporary Works Designer will be appointed. Works will be in accordance with the AHIA.
- Fire Safety: A Fire Safety Certificate will be required and applied for.
- Overdevelopment, design, open space amenity: The urban context of the site should be noted, it is the regeneration and intensification of an existing building and brownfield site within a settlement. The PA considered the scale form and development appropriate to the site. Compared to the previous application, a revised architectural approach is provided to the rear elevation and a revised outdoor amenity space. The proposed development has been designed to eliminate overlooking. The PA assessed the proposal and considered it would not result in unacceptable impacts on neighbouring amenity.
- Drainage and surface water management: The applicant will comply with Condition 8 of planning. No surface water will dispose into the onto the public road or to adjoining properties. A schematic layout is presented and final details will be agreed with GCC prior to commencement.

7.3. Planning Authority Response:

None

7.4. Observations

None

8.0 Assessment

- 8.1.** Having regard to the zoning of the site, I consider that the principle of development of tourist accommodation/short term letting is acceptable. I note that the Planning

Authority was also of that view and that no concerns were raised in relation to same in the appeal. I consider that this use may be restricted, in the event of a grant of planning permission, by condition. Therefore having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are

- Scale, massing and extent of development
- Design and Architectural Heritage Impact
- Parking and mobility
- Existing and proposed amenities.
- Other matters

8.2. Scale, massing and extent of development

- 8.2.1. The site has an area of 0.0497 ha. The site coverage is stated to be .45 and plot ratio 1:1.3. Noting the ground level is 10m AOD, the height of the main building fronting Main Street is 13.63m. A 2 storey section returns to the rear of this, then steps down to a height of 10.76m and steps down further to a single storey section. There is an outhouse store against a rubble stone wall along the boundary to west.
- 8.2.2. The proposed building remains 13.63m high to Main Street. The roof profile is revised to rear of same and returns in a block at 13.63m in height. There follows a flat roof section at 12.07m and then another pitched roof 3 storey block 14.21m in height.
- 8.2.3. The adjacent building to the east is 2 storey and stops extends to c. 8.5m short of the extent of the proposed building. It does not contain windows in the upper flank of the returning side elevation. The external area appears unused. The adjacent building to west returns with a series of mono pitch roofs and has an outdoor garden area which appears to be part of the café use within.
- 8.2.4. Having regard to the extent, scale and massing of existing buildings I do not consider that the proposed development would be out of keeping with that in the area. I note

that the site coverage of .45 is calculated including the area of the laneway within the site, which is included as uncovered site area, and in this sense the site coverage stated is not truly reflective of that on the site. I calculate site coverage to be closer to .55. While I note that the GCDP provides guidance for site coverage in Industrial/Commercial developments, given the planning considerations described within this guidance I do not consider that this is intended for brownfield town centre sites. There is no guidance in relation to appropriate plot ratio.

- 8.2.5. When considered from the laneway to rear of site, I consider the level of site coverage and plot ratio acceptable having regard to the prevailing character of the area and surrounding development.
- 8.2.6. In terms of the street frontage, the additional second floor area returning from the main building will not impact the main view of the building from Main Street. However it will present a more noticeable modification to the roofscape when its side profile is viewed from the east e.g. from the junction with Camp Street. However, the roofline and plot sizes vary considerably along Main Street and I do not consider that the bulk of the new roof return at ridge height will be visually obtrusive, overly prominent or detract from the visual amenity of the area or the streetscape. I do not consider that the third block to rear will affect the streetscape as views from either side will be blocked from intermittent development.
- 8.2.7. I therefore consider the scale, extent and massing of the development acceptable.

8.3. Design and Architectural Heritage Impact.

- 8.3.1. I note again the above conclusions in relation to scale and massing of the development, and limited impact on streetscape. The front elevation is to be altered such that the first floor windows become half dormer windows, to enable a minimum cill height of 900mm. While I note only one other instance of half dormer windows in the town centre and ACA, within a thatch cottage, these features are not untypical of the prevailing architectural character and period. I do not consider they would detract from the building or the ACA. PVC windows are to be replaced with timber sliding slash and the AHIA recommends cast iron rainwater goods and a replacement traditional shopfront. This will enhance the appearance and character of the building and ACA

- 8.3.2. Proposed materials and finishes are largely appropriate and fenestration on the rear elevation has been redesigned to be more consistent with the remainder of the building, with a contemporary feel. I consider it will set an appropriate standard/benchmark for future development addressing the laneway to the rear.
- 8.3.3. The adjacent Protected Structure is described as a “Terraced 3 bay 2 storey mid Victorian house with steeped roof rendered facade. Simple shopfront with pilasters and brackets in 1930's style. Street frontage. Regional Rating - On account of the general proportions and roof pitch probably one of the earlier buildings in the town. It is also an important element of the streetscape.” I consider the proposed development does not detract from the character or setting of this protected structure.
- 8.3.4. The appeal raises concerns regarding potential impact on the structural integrity of that building. I note the existing ground floor layout which shows demolition extent. This does not include the area within the main building to the front of the site adjoining the main historic part of the adjoining Protected Structure and there are no changes to floor levels within it - the AHIA notes that the second floor appears to have been raised during past works as the original holes for joists are visible at first floor level. Demolition does not include party walls. The response to the appeal states that no new loads are to be placed on boundary walls. Existing boundary walls are marked as being “retained and supplemented where necessary”. The structural report submitted states that the Protected Structure will not be affected.
- 8.3.5. I note Condition 5 of the LA decision which requires a method statement, monitoring and surveying of works and a demolition strategy to ensure the adjoining Protected Structure.
- 8.3.6. I am satisfied the due consideration has been given to safeguarding the adjoining Protected Structure and that appropriate measures are being taken in this regard.

8.4. Parking and mobility

- 8.4.1. The appeal is concerned with the absence of any parking provision. The GCDP sets out the following:

- DM Standard 31: Parking Standards of the GCDP sets out a standard of 1 car space per bedroom for hotels and guesthouses and 1 car space per 10m² of public floorspace for lounge/bar use. This is the maximum quantum of car parking requirement.
- The plan states that it should be noted that *a flexible approach to these standards may be applied where such a case is substantiated, there is no traffic safety issue, and it is clearly demonstrated to the Planning Authority in the interest of proper planning and development, that the standard should be adjusted to facilitate the site specific context).*
- *A reduction in the car-parking requirement may be acceptable where the Planning Authority is satisfied that:*
 - *There is sufficient parking available in the vicinity of the development to cater for any shortfall.*
 - *The nature of the development is such that existing parking spaces in the vicinity could facilitate the dual use of parking spaces....*
 - *The public transport links available would reduce the demand for car parking.*
 - *The central location of the development is such that the customers/residents/users of the development would be likely to walk or cycle.*
- *A Transport Mobility Management Plan supporting any reduction in car parking shall be included with any application where the quantum of parking is significantly below that set out in the Car Parking Standards. Parking demand calculations shall be provided detailing the demand throughout the day from a database of similar types of development in similar circumstances.*

8.4.2. A Mobility Management Plan (MMP) has been submitted. The MMP provides an overview of sustainable transport modes in the area. It sets out also measures to promote such modes in the workforce. A Smarter Travel Action Plan is included and a Travel Plan Co-ordinator is proposed.

8.4.3. The applicant has set out calculations of the rate of car parking required, by comparing the rate which would be required for the existing development (24 spaces

on the basis of one space per bedroom = 9 and 1 space per 10sq m bar area = 15) and the requirement for the proposed (26 spaces based on 1 space per bedroom = 19 and 1 space per 10sq m bar area = 7). It is stated there is a difference of only 2 spaces. In addition, 22 cycle parking spaces have been proposed where previously there were none.

8.4.4. I am satisfied that the MMP submitted is adequate to address the requirements of the GCDP. In relation to the appellant's concerns that the plan does not address visitors, a MMP is essentially a workplace travel plan aimed at staff. The MMP has set out appropriate measures in relation to encouraging alternatives to car use.

8.4.5. I consider parking provision acceptable on the following basis:

- This is a town centre location with good pedestrian facilities and good public transport links. It is on established tourism routes/trails providing bus and cycling options. The public transport links available would reduce the demand for car parking.
- There is with an existing use on site and I am of the view that the parking requirement should be assessed based on net increase, not overall demand, which is not significant.
- Demands on parking from guests/tourists is likely to be overnight at off-peak times. Linked trips incorporating more than one destination also facilitate the dual use of parking spaces, reducing demand.
- The MMP plans to limit staff demands on car-parking and promotes alternative modes, including the provision of 22 cycle parking spaces.
- There is sufficient parking available in the vicinity of the development to cater for any shortfall. There is public parking provision in the vicinity including ample street parking, a public car park c. 200m from the site with over 60 spaces. I also note informal parking off of the laneway to the rear of the site.
- The proposal is consistent with a number of other guesthouses in the vicinity without parking e.g. the Boat Inn and the Connemara Lake Hotel.
- The PA were satisfied in relation to parking provision and the MMP.

8.4.6. I am therefore satisfied that parking provision is not required for the proposed development in the above regard. Having regard to the provisions of the Galway County Council Development Contribution Scheme, which states that financial contributions will only apply in areas subject to a Local Area Plan, I do not consider any financial contribution for shortfall in parking should be applied.

8.5. Existing and proposed amenities.

- 8.5.1. I am satisfied that direct overlooking does not arise from the proposed development at the rear; no windows are proposed above ground floor level on the eastern elevation while windows on the western elevation are proposed to be finished with obscure glazing as they serve circulation areas. Aspect from upper floor bedroom windows which have an outlook to north and south onto the internal courtyard are oblique in relation to adjacent property to west, and largely onto roof surfaces.
- 8.5.2. I do not consider that any due overshadowing of, or loss of light to, the appellant's property will occur. The adjoining site is substantially developed, existing arrangements of structures already limit light to windows at the inner parts of the site. There is a door in the side elevation at ground level, light is already reduced due to the placement of a canopy. There will be impacts on evening light to the rear open area. However, the proposed development does not extend fully to the rear boundary of the site, the space at the rear of the appellants property is largely hard surfaced with no evidence of use for amenity purposes or otherwise and will receive light from the east and south for large parts of the day. In the context of brownfield urban development I do not consider that there will be a significant impact in terms of loss of light or overshadowing.
- 8.5.3. In relation to daylight to the amenity area/courtyard serving the proposed development, the proposed bedrooms are intended as guesthouse accommodation, short term for tourists, rather than long term residential accommodation. There are no standards for open space or amenities within the GCDP to accompany such guesthouse use. The recreational room and amenity area provide additional amenities to guests, but do not have a residential function relating to long term occupancy, such that adequacy of light to this amenity requires assessment.

8.6. Other matters

- 8.6.1. The appeal raises concerns about disposal of surface water. I am satisfied that condition 8 of grant of planning permission, along with Confirmation of Feasibility from Uisce Éireann, are sufficient to address this matter.

9.0 Appropriate Assessment Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located 150m southeast of Lough Corrib Special Area of Conservation and 880m southwest of Lough Corrib Special Protection Area.
- 9.3. The proposed development is to refurbish and extend an existing pub building to include demolition of existing rear extension of 280.1 sqm, construction of 3 storey rear extension providing additional 247.1 sqm including 19 no. ensuite bedrooms, recreational room, storage, outdoor amenity space, bin store, bike parking, alterations to the front façade and connections to public services, 2 dormer windows to the front elevation and alterations to the shop front.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.6. The reason for this conclusion is as follows:
- The infill urban nature of the proposed works on a serviced town centre site.
 - Existing and proposed connections to the public water, wastewater and surface water networks and confirmation of feasibility letter from Uisce Éireann.
 - Location and distance from nearest Lough Corrib SAC and Lough Corrib SPA and the lack of ecological and hydrological connections.
 - Taking into account the screening report/determination by Galway County Council.

10.0 Water Framework Directive Screening

- 10.1. The surface waterbody OWENRIFF (CORRIB)_020 (IE_WE_30O020200) status “Poor” and “At Risk” is approximately 220 northwest of the site. The groundwater body is Maam-Clonbur (IE_WE_G_0006) status “Good” and “Not at Risk” . Corrib Upper Lake Waterbody (IE_WE_30_666b) is c 1.2km to the north east status “Good” and “Not at Risk”
- 10.2. The subject site is located on zoned land within an inner town centre area in Oughterard. No water deterioration concerns were raised in the planning appeal or by observers.
- 10.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface water and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.
- 10.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.5. The reason for this conclusion is as follows:
- The nature and location of the works on a brownfield inner urban site
 - The location of the site removed from any waterbodies and lack of any hydrological connectivity.
 - Existing and proposed connections to the public water, wastewater and surface water networks

11.0 Recommendation

I recommend planning permission is granted in accordance with the conditions set out below.

12.0 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.

13.0 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.	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 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 shall be managed in accordance with a revised Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including: (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings; (d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include

	proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority; (o) Measures to protect the mature deciduous trees situated between the lane to the rear of the site and the proposed construction compound. Reason: In the interest of 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. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site 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 a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) 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 January 2026. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first 3 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 08.00 to 18.00 Mondays to Fridays inclusive, between 09.00 and 14.00 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.
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Bébhinn O'Shea

Senior Planning Inspector

29th June 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	501046
Proposed Development Summary	Refurbishment and extension of public house on ground floor and accommodation on the first and second floor with all associated site works
Development Address	Main Street, Oughterard, Co. Galway
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1.	State the Class here

EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10 (b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. The site comprises 0.049ha. Class 14: Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	501046
Proposed Development Summary	Refurbishment and extension of public house on ground floor and accommodation on the first and second floor with all associated site works
Development Address	Main Street, Oughterard, Co. Galway
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The urban site is serviced and its size is not exceptional in the context of the prevailing plot size in the area. A short-term construction phase would be required and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type and nature, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health. The size and scale of the proposed development is not significantly or exceptionally different to the existing building.
Location of development (The environmental sensitivity of geographical areas likely to	The site is situated in a serviced urban area.

be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is in an Architectural Conservation Area and there is an adjoining Protected Structure. An Architectural Heritage Impact Assessment was submitted with the application. Architectural impact is considered in the assessment above. While there is some impact it is not significant enough to warrant EIAR in itself It is considered that, having regard to the limited nature and scale of the development, there is no real likelihood of significant effects on other significant environmental sensitivities in the area. The proposal is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The size of the proposed development is significantly below the mandatory thresholds in respect of a Classes 10 and 14 of the Regulations. Localised construction impacts will be temporary. The proposed development would not give rise to waste, pollution or nuisances beyond what would normally be deemed acceptable. Having regard to the nature of the proposed development and works constituting development within an existing built-up area, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act

Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ **Date:** _____