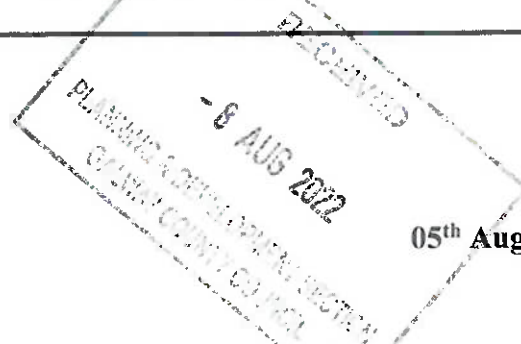


**Planning Section
Galway County Council
Prospect Hill**



05th August 2022

Re: Dean Raftery
Exemption Certificate to convert a shop and associated storage into 4 residential units in compliance with S.I 75 of 2022 at Bridge St, Gort, Co. Galway.

Dear Sirs,

In relation to the above please find attached plans, with the proposed 4 apartments hatched red along with the site layout & site location map. I believe this development to be exempt as it complies with S.I 75 of 2022 as follows:

- The structure concerned contains what was previously a shop and associated first floor storage and this use was in place prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,
- The structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3 or 6,
- Shop and the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of more than 2 years or more immediately prior to the commencement of the proposed development.
- The development will commence and be completed within the relevant period up until the 31st of December 2025.
- The development preliminary effects the interior of the structure.
- More than 50 per cent of the external fabric is retained.
- The changes are to the rear of the building where there is no public view so there is no adverse affect to the character of the structure or neighboring structures.
- There is no change to the front shop front or the streetscape.
- There is no conflict between the proposed development and the Gort Development plan.
- There are 3 existing apartments in the structure and 4 are proposed bring the number of units to 7.

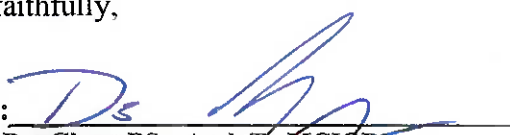
- The proposal is in compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, December 2020. The proposal is for 4 No 1 bedroom apartments with a minimum floor area of 45sq/m. The proposed floor areas range from 49.97 to 57.16sq/m which is well above the minimum and allows for adequate internal storage.
- All rooms have adequate natural lighting and the building has a southerly orientation.
- The structure is not a protected structure.
- The development does not contravene a condition attached to a permission under the Act.
- No special amenity area order exists for the development
- The proposal is not in an area of special planning control
- No Major accident regulations apply to the area.
- The development is connected to the main sewer

The development is provided with ample external private amenity space and bin storage. There is a pedestrian access to Bridge St from the apartment complex and a rear entrance to Queen St and the public park to the rear of the development.

Should you require any further information, please do not hesitate to contact this office.

Yours faithfully,

Signed:


 Des Glynn BSc. Arch. T MCIQB
 PG Dip CEng & Const Mngt.
 Registered Building Surveyor B0349
 Grealish Glynn & Associates