

# Hotel appeals ruling on new conservatory

● Neighbouring residents complained of noise from Salthill Hotel structure

BY BRENDAN CARROLL  
brendan.carroll@ctbunne.ie

THE owner of the Salthill Hotel has appealed to An Bord Pleanála against a decision by Galway City Council not to allow the retention of a new glazed conservatory that was built with-

out planning permission. There were strong objections to the 4.8m high, 132 square metres structure, built to the front of the hotel, by the residents of the Ardoon apartments develop-

ment next door. They complained of increased noise levels from the conserva-

tory, which owner Richard Byrne, in his application for retention, said was mainly in use as an addition to an existing function room on the ground floor of the hotel, acting as a reception area for guests attending func-

tions. Mr Byrne was also refused permission to retain a new fire escape, which the neighbouring apartment residents complained led to overlooking of their properties, as well as a 1.8m high pat-

isade fence alongside it. Some apartment owners alleged, in their submissions to Galway City Council, that there was a long history of unauthorised de-



The unauthorised glazed conservatory at the Salthill Hotel, as viewed from the Ardoon apartments next door.

multiplied negative impacts to adjacent residences.”

The City Council's Chief Executive's Order, refusing permission for the retention of the conservatory, said that the materials used in its construction provided no noise mitigation, while its layout and connectivity actively encouraged patrons to exit the function room through the conservatory to use the terraced area.

It added that retention of the conservatory “would generate significant adverse noise impacts, adversely impacting upon the residential amenities of the surrounding area, depreciate the value of residential properties by way of nuisance, generate adverse impact on adjacent rear communal gardens and bedrooms of residences by noise generated and hours of such activities”.

The CE Order went on to rule that the fire escape stairs would give rise to undue overlooking of adjoining properties, while the scale and height of the 1.8m fence would adversely impact communal spaces of the neighbouring residential development.

The decision has been appealed by Mr Byrne to An Bord Pleanála, who are due to make a decision on the matter by January 17 next year.



FÓGRA SUIMH

De bhun cheanglais Chuid XI den Acht um Pleanáil agus Forbairt 2000 (arna leasú) agus Chuid 8 Airteagal 81 de na Rialachaín um Pleanáil agus Forbairt 2001 go 2024, tugann Comhairle Cathrach na Gaillimhe le fios go bhfuil sé ar inbhn ag an gcomhairle an fhorbairt seo a leanas a chur in oiriúint ag an suíomh seo:

## An páirc imeartha ar an taobh ó thuaidh ó Sheanbhóthar Bhaile Átha Cliath In alce le hÓstán Chonnacht agus Garrán Pháirc an Tobair.

Is éard atá gceist sa bhforbairt ná reilig faoi dhear a fheisteadh ar cheapachta uighe, ceapachta síotha, gairdín cuimhneacháin (lena n-áirítear limistéar le haghaidh taisí créantí), bóithre nochana, sbláthar aconthail, páircail, fóirgneamh leasa fóirne, seid inneallra, cóiréal teorann, comharthaíocht, draenáil uisce dromchla, struchtúr chun taisí créantí a imtheorannú, bunchochta cinn agus trídheanú cuí ar fud an láithreáin chun tonchar amhaire na forbartha beartaithe ar an láithreán a laghdú ar an gcomharismacht buailte ar an suíomh.

Rinneadh scagadh le haghaidh Measúnú Cuí ar an bhforbairt de réir Airteagal 6(3) de Threoir an AE maidir le Gráthóga (Treoir 92/43/CEE). Tháinig an Scagadh le haghaidh Measúnú Cuí ar an gconclúid nach dócha go mbeadh tionchar suntasach ag an bhforbairt bheartaithe ar aon láithreán Eorpach Natura 2000 agus nach bhfuil gá le Measúnacht Chul maidir leis an bhforbairt bheartaithe seo.

Beidh pleananna agus sonraí na forbartha beartaithe, lena n-áirítear an Tuarascáil Scagthásta don Mheasúnacht Chul, ar fáil lena léamh nó lena gceannach ar tháille nach mó ná an costas réasúntach a bhaineann le cóip a dhéanamh le linn uaireanta oifige ar feadh tréimhse 4 seachtaine ón 19 Meán Fómhair 2024 go dtí an 17 Deireadh Fómhair 2024 agus an dáta sin san áireamh le linn uaireanta poiblí san Oifig Pleanála Comhairle Cathrach na Gaillimhe. Haila na Cathrach, Bhóthar an Chloíste, Gaillimh, ó 9:00r.n. go 4:00r.n. Luan go hAoine, seachtas Laethanta Saoire Baile. Le haghaidh comne a dhéanamh, déan teagmháil leis an Rannóg Pleanála ag 091-5365599 nó trí ríomhphost ag [planning@galwaycity.ie](mailto:planning@galwaycity.ie).

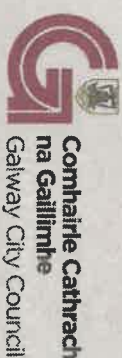
Nasc chug seoladh gréasáin an tionscadail: [www.galwaycity.ie/dublinroadlawncemetery](http://www.galwaycity.ie/dublinroadlawncemetery)

Is féidir aighneachtaí nó tuairimí i scríbhinn maidir leis an bhforbairt bheartaithe a dhéileáilann le pleanáil chul agus forbairt imharthana an cheannair ina bhfuil an fhorbairt suite a dhéanamh i scríbhinn chug an Udarás Áitiúil chun teacht tráth nach déanaí ná: 4.00 l.n. an 31 Deireadh Fómhair 2024 chug An Pleanáil Sinsearach. An Rannóg Pleanála, Comhairle Cathrach na Gaillimhe, Haila na Cathrach, Bhóthar an Chloíste, Gaillimh nó trí ríomhphost chug [planning@galwaycity.ie](mailto:planning@galwaycity.ie). Ba chóir a thabhairt faoi deara go mbeann an tAcht um Shaoirí Faisnéise le gach taifead atá i seilbh Comhairle Cathrach na Gaillimhe.

Beidh gach tuairim, lena n-áirítear ainmneacha na ndaoine a thugann tuairimí, a chuirfead faoi bhráid na Comhairle maidir leis an scéim seo mar chuid den tuarascáil reachtúil a éileofar a chur i láthair ag cruinniú de na comhairle tofa. Dá réir sin, feadfaid a chur san áireamh i miontuairis an dhrúimithe sin agus feadfaid siad a bheith i láthair sa bhfearamh poiblí. Tá Comhairle Cathrach na Gaillimhe faoi réir fhorálacha na hAchtanna um Shaoirí Faisnéise (Na hAchtanna um Shaoirí Faisnéise 1997 agus 2014) agus na hAchtanna um Chosaint Sonraí 1988 agus 2013.

Dar dáta an 17 Meán Fómhair 2024

An Uasail Patrick Greene  
Stiúrthóir Seirbhíse  
Stiúrthóiracht um Fhorbairt Oibríocháin  
Comhairle Cathrach na Gaillimhe



SITE NOTICE

Pursuant to the requirements of Part XI of the Planning & Development Act 2000 (as amended) and Part 8 Article 81 of the Planning and Development Regulations 2001 to 2024, Galway City Council hereby gives notice that it intends to carry out the following development located at:

## The playing field on the north side of Old Dublin Road adjacent to The Connacht Hotel and Wellpark Grove.

The development will consist of the provision of a lawn cemetery which will cater for grave plots, urn plots, memorial garden (which will include an area for cremated remains), access roads, junction provision, parking, staff welfare building, machinery shed, boundary treatment, signage, surface water drainage, structure for the interment of cremated remains, headstone foundations and appropriate landscaping throughout the site to minimise the visual impact of the proposed development on the adjoining properties.

The development has been the subject of Screening for Appropriate Assessment in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC). The Screening for Appropriate Assessment concluded that the proposed development would not be likely to give rise to significant effects on any European Natura 2000 site and an Appropriate Assessment is not required in respect to this proposed development.

Plans and particulars of the proposed development, including Appropriate Assessment Screening Report, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours for a period of 4 weeks from 19th of September 2024 up to and including 17th October 2024 during public hours at the Planning Office, Galway City Council, City Hall, College Road, Galway, from 9:00am to 4:00 pm Monday to Friday, excluding Bank Holidays. For appointments, please contact planning at 091-5365599 or by email at [planning@galwaycity.ie](mailto:planning@galwaycity.ie).

Link to the web address of the Project: [www.galwaycity.ie/dublinroadlawncemetery](http://www.galwaycity.ie/dublinroadlawncemetery)

Written submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to the Local Authority to arrive no later than: 4.00pm on 31st October 2024 to Senior Planner, Planning Department, Galway City Council, City Hall, College Road, Galway or by email to [planning@galwaycity.ie](mailto:planning@galwaycity.ie). It should be noted that the Freedom of Information Act applies to all records held by Galway City Council.

All comments, including names of those making comments, submitted to the Council regarding this scheme will form part of the statutory required report to be presented at a meeting of the elected members. Accordingly, they may also be included in the minutes of that meeting and may appear in the public domain. Galway City Council is subject to the provisions of Freedom of Information (FOI) Acts 1997 and 2014) and the Data Protection Acts 1988 and 2013.

Dated 17th September 2024

Mr. Patrick Greene  
Director of Services  
Operational Development Directorate  
Galway City Council