



Our Ref: S5.31.26

Realt na Mara Hospitality Ltd
C/o O'Conaire Consulting Engineers,
Main Street,
Ballindine,
Co. Mayo
F12 N2T0

11/08/2026

Planning Declaration under Section 5 of the Planning & Development Act, 2000 (as amended) & the Planning & Development Regulations, 2001, (as amended).

Re: Use of existing Bunk Boutique Hostel located in Kiltartan House mixed use building as accommodation for international protection applicants

At: Bunk Boutique Hostel, Kiltartan House, Forster Street, Galway

A Chara,

I refer to your application for a certificate of exemption under the provisions of (Section 5 of the Planning & Development Act 2000) as amended, and I wish to advise as follows:

Having regard to Sections 2(1) and 3(1) of the Planning and Development Act 2000, as amended, the proposal, comprising the change of use of the existing hostel accommodation at Bunk Boutique Hostel, Kiltartan House, Forster Street, Galway, to accommodation for protected persons, constitutes "development" within the meaning of the Planning and Development Act 2000, as amended.

No physical works, extensions, internal alterations or external alterations are proposed as part of the application. The proposal is therefore confined to the change of use of the existing premises.

Having regard to the established authorised hostel use of the premises, as confirmed by the relevant planning history, and to Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, which provides for the change of use of, inter alia, a hostel to use as accommodation for protected persons, the proposed change of use is considered to fall within the scope of exempted development.

Accordingly, the proposal is considered to constitute development, which is exempted development, and therefore does not require planning permission.

It must be emphasised that this opinion is given without prejudice to the provisions of Section 5(3) of the Planning & Development Act 2000 (as amended).

If applicants are dissatisfied with the determination of the Council in relation to a declaration of exempted development, then, within 4 weeks of the date that the declaration is issued by the Council, the person issued with the declaration can refer it to An Coimisiún Pleanála for review of the matter.

Mise le meas,

A handwritten signature in cursive script, appearing to read 'James Russell', written in dark ink.

**Senior Planner,
Planning Department.**

GALWAY CITY COUNCIL
CHIEF EXECUTIVE'S ORDER

ORDER: I Hereby Order that pursuant to the provisions of Section 5 of the Planning & Development Act 2000 (as amended), I wish to advise as follows:

Having regard to Sections 2(1) and 3(1) of the Planning and Development Act 2000, as amended, the proposal, comprising the change of use of the existing hostel accommodation at Bunk Boutique Hostel, Kiltartan House, Forster Street, Galway, to accommodation for protected persons, constitutes "development" within the meaning of the Planning and Development Act 2000, as amended.

No physical works, extensions, internal alterations or external alterations are proposed as part of the application. The proposal is therefore confined to the change of use of the existing premises. Having regard to the established authorised hostel use of the premises, as confirmed by the relevant planning history, and to Class 14(h) of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, which provides for the change of use of, inter alia, a hostel to use as accommodation for protected persons, the proposed change of use is considered to fall within the scope of exempted development.

Accordingly, the proposal is considered to constitute development, which is exempted development, and therefore does not require planning permission.

Applicant: Realt na Mara Hospitality Ltd

Site: Bunk Boutique Hostel, Kiltartan House, Forster Street, Galway

Ref. No: S5.31.26

SIGNED:



**Senior Planner,
Planning Department.**

Dated this 11th day of August 2026. Order No.:_PL.26.0673