



Our Ref: S5.9.26

Joceline Catari Montilla,
Lurganshanny,
Killimor,
Ballinasloe,
Co. Galway
H53 CY62

31/03/2026

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

Re: The change of use of the existing office space to a Private General Practice (GP) medical clinic. The practice will provide primary care medical services, including consultations and routine examinations, within the existing building layout, with no significant structural alterations proposed.

At: 2nd Floor The Halls, Quay Street, Galway City, H91 CFW6

A Chara,

I refer to your recent application for a Declaration of Exemption under the provisions of the above and I wish to inform you that the proposed development is **not** an Exempted Development for the following reasons:

Having regard to Sections 2(1) and 3(1) of the Planning and Development Act 2000 (as amended), the proposal – comprising internal alterations and a material change of use of the second floor from office use (Class 3, Part 4, Schedule 2 of the Planning and Development Regulations 2001, as amended) to a medical clinic/health centre or for the provision of any medical or health services (Class 8(a), Part 4, Schedule 2) – constitutes “development” within the meaning of the Planning and Development Act 2000 (as amended). Section 4(1)(h) and Section 57(1) are not considered to exempt the development, as the internal works are integral to and facilitate a material change of use between different use classes in a protected structure. As Article 10 of the Planning and Development Regulations 2001 (as amended) only provides for exempted changes of use within the same use class, the proposed change from Class 3 to Class 8(a) is not exempted development. Accordingly, the development is considered to be

development, which is not exempted development and, therefore, requires planning permission for change of use.

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.**