

GALWAY CORPORATION

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS 1963 TO 1983
 NOTIFICATION OF GRANT UNDER SECTION 26 OF THE 1963 ACT.

To: ~~O'Malley Construction Co. Ltd.~~
 C/o. H.G.L. O'Connor & Co.,
 Woodquay Court,
 Woodquay,
 Galway.

Ref. Number in
 Planning Register

115/87.

Date of Receipt
 of Application

27/2/1987.

In pursuance of the powers conferred upon them by the abovementioned Acts, Galway Corporation, being the Planning Authority for the Borough of Galway have by Order dated 27th May 1987

..... granted **PERMISSION** to the above-named, for development of land, namely **Erection of commercial office and residential development at 25 - 27, Abbeygate Street Lower, Galway.**

.....
 in accordance with documents lodged **27/2/1987.**

.....
 subject to the conditions set out in the Schedule hereto.

Signed on behalf of Galway Corporation:

J. Lonsidie
 P.D. Town Clerk.

Date: 29th May 1987

SCHEDULE

CONDITIONS

REASONS FOR CONDITIONS

(SEE ATTACHED SCHEDULE)

(1 - 9)

It should be noted that a grant of Outline Permission is subject to approval being obtained in accordance with Part IV Section 19 of the Local Government (Planning & Development) Regulations 1977 prior to the commencement of the development or any part of the development.

A grant of Outline Permission does not authorise the carrying out of development.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1982

Pursuant to Section 2 of the above Act, this permission will expire five years from the date on which it is granted above.

<u>CONDITIONS.</u>	<u>REASONS FOR CONDITIONS.</u>
<p>1. The development shall be carried out and completed in accordance with drawings lodged with the Planning Authority on 27/2/1987 as revised and amended by drawings and application form received on 2/4/1987 which provide for a reduction in the width of the building to suit the precise site dimensions and a reduction in the depth of the 1st and 2nd floors of the proposed building but subject however, to the following conditions.</p>	<p>1. To clarify the nature and extent of the development permitted.</p>
<p>2. The proposed first floor patio area shall be reserved for the exclusive use of the occupants of the proposed residential units and windows in the offices overlooking the patio shall be high level windows with a minimum sill level of 5'6" over floor level.</p>	<p>2. To ensure the provision and maintenance of an adequate level of open space amenity area for the proposed residential units.</p>
<p>3. The existing marriage stone shall be carefully removed stored and then replaced into the new building ensuring that no damage occurs to the stone, this work to be carried out under the supervision of Galway Corporation. Any other item or structure of Archaeological interest encountered during work on the site shall be protected pending investigation by Galway Corporation to assess whether measures are necessary to protect the item.</p>	<p>3. In the interest of the protection of any works of Archaeological interest.</p>
<p>4. The proposed bay window shall be omitted and the window arrangement and design at first floor level shall be the same as that at second floor level.</p>	<p>4. The bay window projects over a very narrow footpath and could by reason of its projection interfere with the free flow of high sided vehicles using the adjoining roadway.</p>

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CONDITIONS.	REASONS FOR CONDITIONS.
<p>5. The southern most shop front (shop No. 1) shall be redesigned to incorporate pilasters. All shop fronts shall be painted with a coloured gloss paint. Precise details of the shop fronts shall be agreed in writing with the Planning Authority before any of the proposed shop fronts are constructed.</p>	<p>5. To protect the visual amenities of the area.</p>
<p>6. Any roller shutters to be erected on any of the shops shall be constructed in such a manner that the roller shutters are constructed inside the glass of the shop fronts. All roller shutters shall be of the perforated see-through type and shall be coloured at the factory.</p>	<p>6. To maintain the visual amenities of the area.</p>
<p>7. The ground between the rear of the public footpath and the display windows and door of shop No. 2 shall be surfaced as an extension to the public footpath.</p>	<p>7. To maintain the visual amenity of the street.</p>
<p>8. The developer shall ensure that all necessary measures shall be taken to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and that all necessary precautions shall be taken to maintain the continued stability of adjoining public footpaths, carriageways and public services located therein.</p>	<p>8. To protect the amenity of the area and in the interests of public safety.</p>
<p>9. The developer shall prior to commencement of development on the site pay a contribution of £2,600.00 to Galway Corporation towards the cost of the provision of public carparking facilities in the area.</p>	<p>9. As the usage of the site for residential and commercial purposes would necessitate the provision of carparking facilities within the curtilage of the site or within a reasonable distance therefrom and as the developer does not provide for such standard carparking it is considered reasonable that contribution be made towards the cost of providing public carparking facilities which would facilitate the development.</p>

BARDAS NA GAILLIMHE

HALLA NA CATHRACH,
BOTHAR AN CHOLAISTE,
GAILLIMH

Serial No.: 035889

Telephone 091-68151

ADMHAIL OIFIGIUIL

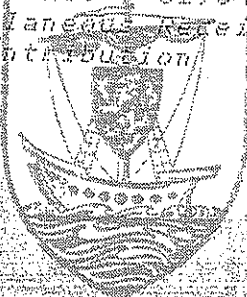
Receipt No. 0000100
Miscellaneous Receipt
Planning Contribution

OFFICIAL RECEIPT

Date : 22/08/90

Time : 15:41.32

O'WALLEY CONSTRUCTION
RE 115/87 ABBEYGATE ST



Source Code : 00000000

Amount Paid : £2,600.00 Cheque

Issued by : Helena MacCullough
CITY HALL,
CORNWALL ROAD, BALLYVAUGHAN, CO. DUBLIN 14

BARDAS NA GAILLIMHE

HALLA NA CATHRACH,
BOTHAR AN CHOLAISTE,
GAILLIMH

Serial No.: 035890

Telephone 091-68151

ADMHAIL OIFIGIUIL

Receipt No. 0000101
Miscellaneous Receipt
WESTSIDE CENTRE

OFFICIAL RECEIPT

Date : 22/08/90

Time : 15:46.31