

An  
Coimisiún  
Pleanála

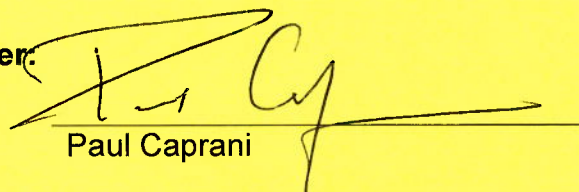
**Direction**  
**CD-020368-25**  
**ABP-322265-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 29/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 29/07/2025

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

1. It is considered that the development proposed to be retained would fail to provide for a satisfactory standard of residential amenity, would fail to comply with the general development standards and guidelines for residential development, including communal facilities, sunlight/daylight and ventilation for residents, as outlined in Chapter 11 of the Galway City Development Plan 2023-2029, would adversely impact on the residential amenity of existing and future occupants of the development, would set an undesirable precedent for future development within Galway City, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the nature of the development proposed to be retained for the provision of staff accommodation, it is considered that the development proposed to be retained would materially contravene Policy 3.1 (18) of the Galway City Development Plan 2023-2029, would be contrary to Specific Planning Policy Requirement 7 of the Sustainable Urban Housing: Design Standards for New Apartments (2023), where there is a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is required to meet a specific demand identified by a planning authority further to a Housing Need and Demand Assessment Process. No such need was identified in the Galway City Development Plan 2023-2029. It is considered that the proposal would therefore constitute a substandard form of development which would seriously injure the amenities of the occupants of the development, and would, therefore, be contrary to the proper planning and sustainable development of the area.