



An
Coimisiún
Pleanála

Direction
CD-021527-25
ACP-323042-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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

Planning

Commissioner:

Date: 09/12/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Policy Objective UL 5 of the Galway Development Plan 2022-2028 requires the provision of well-planned and considered open space that is of sufficient size and in locations that respond to the identified needs of people in accordance with best practice and the scale and function of the surrounding area. It is considered that the layout of the public realm within the proposed development, which is dominated by vehicular routes and surface car parking, would result in substandard communal amenity open space provision necessary to serve the population of the proposed residential development. It is therefore considered that the proposed layout would result in an excessive density of residential development, having regard to the constraints imposed by the positioning and

scale of the existing building on the site, the substandard provision of private, communal and public open space, which would constitute an inappropriate overdevelopment of the site in contravention of Policy Objective UL 5 of the Galway Development Plan 2022-2028, would be injurious to the residential amenities of the future occupants of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development fails to provide adequate private amenity space for the units within Block B and as such fails to comply with Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023. Furthermore, units B7 and B8 would be single aspect, with a north easterly orientation, addressing only a shared boundary wall with minimal separation distance. The compensatory rationale for the non-provision of private open space for these two units is not considered acceptable and would be injurious to the amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The introduction of windows to the northeastern elevation at ground floor level of Block B would, by reason of limited separation distance to the opposing boundary wall, and the requirement to protect adjacent residential properties from undue overlooking of private amenity open space, result in a poor outlook and diminished levels of daylight and sunlight for the residents of the proposed ground floor units with windows in their northeastern elevation, which would be seriously injurious to the amenities of future occupants of those units and would, therefore, be contrary to the proper planning and sustainable development of the area.