

An
Coimisiún
Pleanála

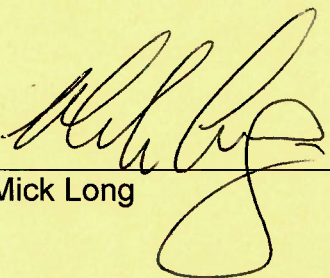
Direction
CD-021451-25
ACP-323206-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/12/2025.

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

Planning

Commissioner:


Mick Long

Date: 02/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location and size of the site within an established suburb, and the pattern of development in the area, it is considered that the proposed subdivision and conversion of a single dwelling unit into four apartments would be contrary to the residential zoning objective, as set out in the Galway City Development Plan 2023-2029, which seeks 'To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods'; Policy 3.5 (Sustainable Neighbourhoods: Established Suburbs) of the development plan which seeks to 'Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs

and the need to provide for sustainable residential development and deliver population targets' and Section 11.3.1 (j) (Conversion and Subdivision of Dwellings) of the development plan which states that 'the conversion or subdivision of exceptionally large residential units on relatively large sites to multiple units, without a dramatic alteration in the prevailing character of the area will be considered'. The proposed development which the Commission considered to be substandard in design, would result in a haphazard development that would be out of keeping with the character and pattern of development in the area, would impact negatively on the residential amenity of adjoining dwellings to an unacceptable degree, and would, therefore, be contrary to the proper planning and sustainable development of the area.