



An
Coimisiún
Pleanála

Direction
CD-022092-26
ACP-323682-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10/04/2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 16/04/2026



Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site location, in an area zoned 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, in the Galway City Development Plan 2023- 2029, where new residential development is considered a compatible use which will contribute to this zoning objective, and to policy 3.5 (Sustainable Neighbourhoods: Established Suburbs) of the Galway City Development Plan 2023- 2029 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, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the standard of residential amenity for future residents, the protection of existing residential amenities and the character of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that the proposed two-storey development would not be out of scale with existing residential development in the area, having regard to the fact that there are existing two-story residential properties in close proximity to the site of the proposed development, and considered that the proposed detached two storey building, which would follow the established front building line along the street, would not damage the character with the area by reason of bulk and scale. In addition, the Commission considered that the balconies to the front of the proposed development would not result in any significant diminution of the residential amenities of adjoining properties due to their alignment and orientation and that overlooking of the rear gardens of adjacent dwelling from the proposed rear-facing balconies could be mitigated by a condition requiring the instillation of 1.8 metre high screens to the side of those balconies.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. 1.8metre high opaque glazed screens shall be erected along the sides of the proposed rear-facing first-floor balconies, details of which shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: To prevent direct overlooking of the private amenity space to the rear of adjacent properties and to prevent direct overlooking from one balcony to another, in the interest of residential amenity.

4. The attenuation and disposal of surface water, including SuDS measures, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage

5. Prior to the commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. The management and maintenance of the proposed development, following its completion, shall be the responsibility of a legally constituted management company. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

8. Proposals for apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility.

9. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Demolition and Construction Management Plan, which shall be adhered to for the duration of construction and demolition works on site. This plan shall provide details of intended demolition and construction practice, including site security, parking, materials storage, site facilities, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the

Development Contribution Scheme made under section 48 of the Act be applied to the permission.