

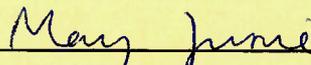
An
Coimisiún
Pleanála

Commission Direction
CD-000039
PL-500016-GC

The submissions on this file and the Inspector's report were considered at a meeting held on 26 January 2026.

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

Planning Commissioner:



Mary Gurrie

Date: 26/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding the proposal to provide a one metre landscaped strip at the front of the dwelling, and to reduce the entrance width to 3.6m, it is considered that the development proposed to be retained would be wider than 50 percent of the front boundary, would result in the loss of a suitable, adequately sized, landscaped garden space at the front of the dwelling, and would comprise a front

garden area almost completely dedicated to car parking, which would be contrary to the standards for car parking in front gardens set out in Section 11.3.1 (g) of the Galway City Development Plan 2023-2029. The proposal, if permitted, would result in negative impacts on the amenity of the dwelling and the overall housing scheme and create a precedent for similar development, and would, therefore be contrary to the proper planning and sustainable development of the area.