

The submissions on this file and the Inspector's report were considered at a meeting held on 28 April 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

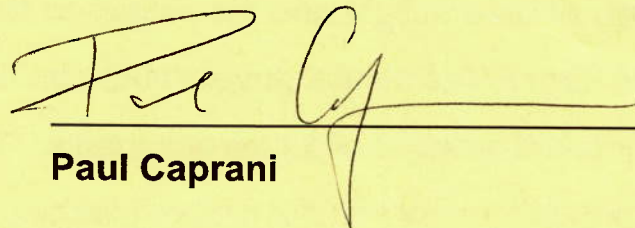
1. Having regard to the location of the site on lands zoned 'CC – City Centre', the planning policies, objectives and development standards of the Galway City Development Plan 2023-2029, and particularly to Section 11.4.1 (General) regarding the protection of amenities and Section 11.3.1(e) which requires that all buildings receive adequate daylight and sunlight, the Commission is not satisfied that the layout and design of the proposed apartment units would achieve adequate levels of natural light and the proposed development would give rise to a substandard form of residential development on the site which would seriously injure the residential amenity of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located within the City Core Architectural Conservation Area and a Zone of Archaeological Potential and incorporates two number protected structures. Section 8.1 (Record of Protected Structures) and Policy 8.1 (8) of the Galway City Development Plan 2023-2029 promote best conservation practice

and the appropriate maintenance, adaption and reuse of historic buildings, with Policy 8.1 (2) requiring new development to enhance the character or setting of a protected structure. The Commission is not satisfied on the basis of the information submitted with the application and appeal, that the proposed development would not result in the loss of historic built fabric and would be contrary to the aforementioned development plan provisions and the Architectural Heritage Protection Guidelines for Planning Authorities (2011). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission decided not to include the Inspectors first reason for refusal on the basis that, currently the existing building is not used for residential accommodation, as such the provision of short-term letting accommodation would not displace existing accommodation on site and therefore would not have an advance impact or result in the reduction of housing supply in Galway City Centre.

Planning Commissioner:



Paul Caprani

Date:

29th day of April 2026