

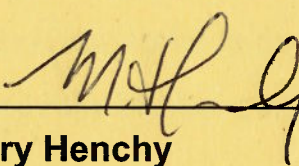
An
Coimisiún
Pleanála

Commission Direction
CD-000824
PL-500942-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 June 2026.

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

Planning Commissioner:


Mary Henchy

Date:

1st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, which includes the replacement of an existing commercial premises on these lands,

to the policies and objectives of the Galway City Development Plan 2023-2029, to the relationship with adjoining lands, it is considered that the proposed development would be in accordance with local and national policy for support the provision of student accommodation, and subject to compliance with the conditions set out below, the proposed development would provide for a satisfactory form of development for this established suburban area and would not negatively impact on the residential amenities of the surrounding area. The proposed development would be acceptable in terms of access and parking having regard to the existing characteristics of the site and the availability of existing and proposed alternative modes of transport. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 22nd day of December 2025, 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. The proposed development shall be amended as follows:

- (a) Windows serving bedrooms and circulation spaces on first, second and third floors on the northern elevation shall be fitted with permanent obscure glazing.
- (b) The window on the northern elevation serving third floor kitchen/ living/ dining area shall be provided as a high level window, with a minimum cill height of 1.6 metres over floor level.
- (c) An opaque glazed screen, minimum 1.8 metres high, shall be provided on the northern elevation of the third floor/roof terrace, to prevent overlooking adjoining properties to the north.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to protect residential amenity.

3. The proposed development shall be implemented as follows:

- (a) The student accommodation and complex shall be operated and managed in accordance with the measures indicated in the Student Accommodation

Management Plan submitted with the application on the 22nd day of December, 2025.

(b) Student House Units shall not be amalgamated or combined.

(c) The use of the external amenity area and roof terrace by occupants/ residents and visitors shall be restricted to between the hours of 0800 to 2000 Monday to Sunday, including bank holidays, all year round.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties.

4. The 19 number student accommodation apartments (32 number bedspaces) hereby permitted shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 3 of the Planning and Development (Housing) and Residential Tenancies Act, 2016 (as amended) and shall not be used for any other purpose without a prior grant of planning permission for change of use.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties.

5. Details of the materials, colours and textures of all the external finishes to the proposed buildings 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.

6. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. (a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

(b) Surface water drainage design must incorporate SuDS measures in conjunction with the new construction works and agreed with the Local Authority. This may include, but not limited to, permeable paving, rainwater harvesting, rain gardens, swales that maximises local infiltration potential. The development shall be completed in accordance with agreed SuDs design details.

Reason: In the interests of public health.

8. Proposals for a name/numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development. Thereafter, all estate and street signs, and numbering scheme, shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

9. All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the provision of such shopfronts and signage. Where agreement cannot be reached between the developer and the local authority, the matter shall be referred to An Coimisiún Pleanála for determination. The signage shall be lit by external illumination only.

Reason: In the interest of visual amenity.

10. No additional development, other than the plant indicated on submitted planning application drawings, shall take place above roof parapet level, unless authorised by a further grant of planning permission. No access to the roof areas other than for maintenance shall be permitted.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

11. The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor all site clearance works and groundworks. If, during the course of site works any archaeological material is discovered, the planning authority shall be notified immediately. The developer is further advised that in this event that under the National Monuments Act, the National Monuments Service, Department of Housing, Heritage and Local Government and the National Museum of Ireland require notification.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

12. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include but not be limited to working hours, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interests of environmental protection residential amenities, public health and safety and environmental protection

13. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the

RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

14. During the operational phase of the proposed development, the noise level arising from the development shall not exceed:

(a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and

(b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times, (corrected for a tonal or impulsive component) as measured at the nearest dwelling.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

15. 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.