

An
Coimisiún
Pleanála

Commission Direction
CD-000878
PL-501061-GC-26

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

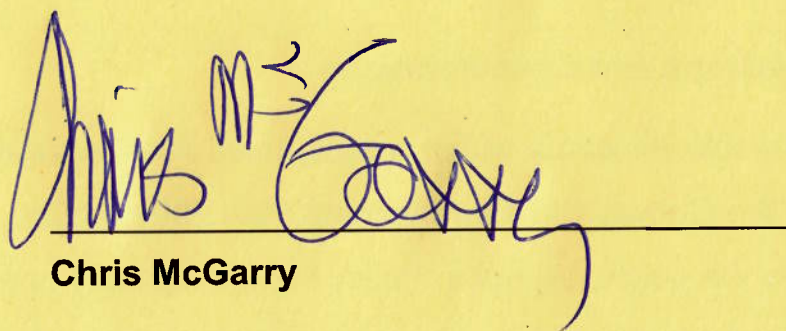
The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The site is located within a designated Architectural Conservation Area, indicated in the Galway City Development Plan 2023 – 2029, Section 8.3, Fig 8.11, where it is the policy, set out in Policy 8.2, points No.1 and 3, “To protect and enhance the character and special interest of designated Architectural Conservation Areas”, and, “Ensure that developments within an Architectural Conservation Area respect and enhances the character and special interest of the ACA”. If permitted, the development would have significant adverse impacts on the building and character of the ACA, which would contravene the above stated policies of the Galway City Development Plan 2023 – 2029 and would set undesirable precedent for similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

note: The Commission noted and shared the expressed concern of the inspector that the proposal would create additional turning and reversing movements on this heavily trafficked route in proximity to additional road traffic junctions. Therefore, I consider that the proposal would interfere with public safety by reason of traffic hazard and would interfere with the free flow of traffic, including cycle traffic, by virtue of additional turning and manoeuvring at this location. However given the substantive reason for refusal set out above and noting that traffic safety concerns would constitute a new issue, it was decided not to pursue this matter in the context of the current appeal.

Planning Commissioner:



Chris McGarry

Date:

13th day of July 2026