



An
Coimisiún
Pleanála

Commission Direction
CD-001391
PL-501778-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 October 2026.

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

Planning Commissioner:

Patricia Calleary

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Date:

8th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The Galway City Development Plan 2023 - 2029 under Section 11.3.1 (k) Self-Contained Residential Units, states that such units/'granny flats' shall be an integral part of the main dwelling capable of re-assimilation into the dwelling. If permitted, the proposed retention of the 'granny flat' and associated structures would contravene the objectives and standards of the Development Plan, as the

self-contained unit is designed and positioned on the site as a separate dwelling unit and would not be an integral part of the existing dwelling house on site and would not be capable of re-assimilation into the existing dwelling. Furthermore, the use of the 'granny flat' unit would, if permitted, result in poor residential amenity for occupants with some rooms in the unit have limited or no windows, reflecting the fact that it appears to have been originally constructed as a shed, and is positioned very close to site boundaries. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development to be retained, having regard to its design, scale location and use, would constitute disorderly and piecemeal development of a backland site in an Inner Residential Area. It would not respect and respond positively to the character of the area but rather would adversely affect the character of the area in terms of building lines, plots, haphazard pattern, and form and, therefore, if permitted as proposed, would be contrary to Policy 3.6 (1) and Section 3.7 of the Galway City Development Plan 2023 - 2029 and would therefore be contrary to the proper planning and sustainable development of the area.