



An
Coimisiún
Pleanála

Commission Order
ABP-321493-24

Planning and Development Acts 2000 to 2024

Planning Authority: Galway City Council

Planning Register Reference Number: 2460071

APPEAL by Shawder Limited, care of OMC Group of Unit 1, Bridge Street, Clifden, County Galway against the decision made on the 27th day of November 2024, by Galway City Council, to refuse permission.

Proposed Development: Permission for a development which consists of the following: (1) demolish an existing dwelling house and sheds; (2) construct a residential apartment complex consisting of two new apartment blocks containing twelve two-bedroom apartments and three one-bedroom apartments; (3) alterations to existing vehicular site entrance and car parking facilities and (4) all ancillary site works and site services, all at 99 Upper Newcastle Road, Galway, as revised by further public notices received by the planning authority on the 2nd day of September, 2024.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the design, layout and orientation of the proposed apartment block on an opportunity site with a zoning objective for the site ('R – Residential') which has the objective 'to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods' as set out in the Galway City Development Plan 2023-2029, the Commission considered that the proposed development would be substandard in design, would fail to achieve the high quality design required for the future occupants of the proposed development and would injure the residential amenity of the area.

The proposed development, due to its substandard layout and excessive use of obscure glazing, including in windows to habitable rooms, would be contrary to the provisions of the Galway City Development Plan 2023-2029, including Section 11.3.1(e) Daylight, which requires that all buildings should receive adequate daylight. The Commission was not satisfied that the proposed development provided sufficient evidence of compliance with the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guideline to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 23rd day of June 2025.