

An
Coimisiún
Pleanála

Commission Order
ABP-322265-25

Planning and Development Acts 2000 to 2022

Planning Authority: Galway City Council

Planning Register Reference Number: 2560021

APPEAL by Atlantic Enterprises Limited care of Connellan and Associates of Sonas, Cahercalla Wood, Cahercalla, Ennis, County Clare against the decision made on the 20th day of March 2025, by Galway City Council to refuse permission for the proposed development.

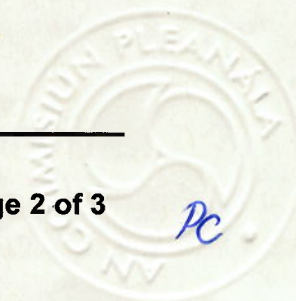
Proposed Development: Retention of existing staff accommodation to first floor level at number 36 Eyre Square, Galway.

Decision

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

Reasons and Considerations

1. It is considered that the development proposed to be retained would fail to provide for a satisfactory standard of residential amenity, would fail to comply with the general development standards and guidelines for residential development, including communal facilities, sunlight/daylight and ventilation for residents, as outlined in Chapter 11 of the Galway City Development Plan 2023-2029, would adversely impact on the residential amenity of existing and future occupants of the development, would set an undesirable precedent for future development within Galway City, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the development proposed to be retained for the provision of staff accommodation, it is considered that the development proposed to be retained would materially contravene Policy 3.1 (18) of the Galway City Development Plan 2023-2029, would be contrary to Specific Planning Policy Requirement 7 of the Sustainable Urban Housing: Design Standards for New Apartments, where there shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet a specific demand identified by a planning authority further to a Housing Need and Demand Assessment (HNDA) process. No such need was identified in the Galway City Development Plan 2023-2029.



It is considered that the development proposed to be retained would, therefore, constitute a substandard form of development which would seriously injure the amenities of the occupants of the development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

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



Dated this 6th day of August 2025.