

An
Coimisiún
Pleanála

Commission Order
ABP-322672-25

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2560080

APPEAL by Nora and Bernie Ruane care of John Mooney and Company Consulting Engineers of Lough Corrib House, 5 Waterside, Galway against the decision made on the 8th day of May 2025 by Galway City Council to grant subject to conditions a permission to Shawder Limited care of OMC Group of Unit 1, Bridge Street, Clifden, Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing two-storey dwelling on site and to construct a four-storey apartment development to consist of 10 number apartments (three number one-bed and seven number two-bed), seven number car spaces, including one accessible car space, a covered bicycle storage area and all associated site works at 43 Old Dublin Road, Renmore, Galway.

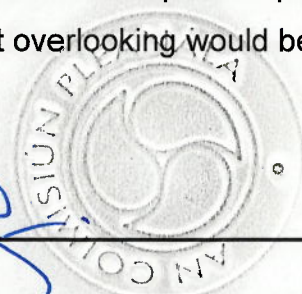
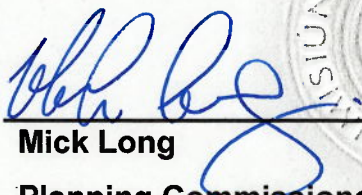
Decision

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

Reasons and Considerations

Having regard to the constrained nature of the site and the proposed design, layout and height of the development, the Commission is not satisfied that the proposed development would protect the residential amenity of existing occupants to the rear of the site by reason of overlooking of the adjoining private amenity space and would not therefore comply with Section 11.3.1 (d) of the Galway City Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed that the proposed development would be appropriate in terms of density at the well serviced location and would not create a traffic hazard, but did not agree that the proposed development would not seriously injure the residential amenity of the houses to the rear of the site. The separation distance of 8.5 metres - 10.3 metres to the rear adjoining open space does not meet the 11-metre requirement of Section 11.3.1(d) of the Galway City Development Plan 2023-2029, the requirement of which may be greater than 11 metres given that the development exceeds two storeys. The Commission was not satisfied the separation distance is adequate to protect residential amenity and considered that significant overlooking would be likely to occur.



Mick Long

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

Dated this 2nd day of October 2025.