

An
Coimisiún
Pleanála

Commission Order
ACP-323042-25

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 2560537

APPEAL by Michael Collins, Secretary of Portumna Chamber of Commerce of Dominick Street, Portumna, County Galway against the decision made on the 25th day of June 2025, by Galway County Council to grant, subject to conditions, a permission to Sharpdale Limited care of Paul Feeney Consulting Engineers of Unit 1, Riveroaks Centre, Claregalway, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change the use of three vacant ground floor commercial units to three number apartments, and to change the use of an adjacent vacant shell core unit, to nine number apartments. Permission is also sought for elevational changes to both blocks, along with changes to the site, to allow for a change in car parking layout, amenity space, and boundary treatments at Dominic Street, Portumna, County Galway.

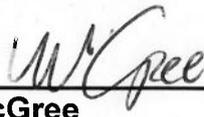
Decision

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

Reasons and Considerations

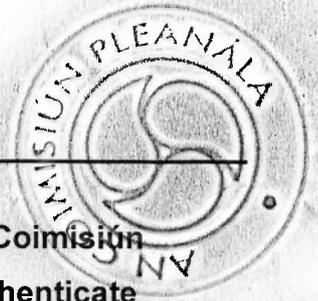
1. Policy Objective UL 5 of the Galway County Development Plan 2022-2028 requires the provision of well-planned and considered open space that is of sufficient size and in locations that respond to the identified needs of people in accordance with best practice and the scale and function of the surrounding area. It is considered that the layout of the public realm within the proposed development, which is dominated by vehicular routes and surface car parking, would result in substandard communal amenity open space provision necessary to serve the population of the proposed residential development. It is therefore considered that the proposed layout would result in an excessive density of residential development, having regard to the constraints imposed by the positioning and scale of the existing building on the site, the substandard provision of private, communal and public open space, which would constitute an inappropriate overdevelopment of the site, in contravention of Policy Objective UL 5 of the Galway County Development Plan 2022-2028, would seriously injure the residential amenities of the future occupants of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development fails to provide adequate private amenity space for the units within Block B and as such fails to comply with Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2023. Furthermore, units B7 and B8 would be single aspect, with a north easterly orientation, addressing only a shared boundary wall with minimal separation distance. The compensatory rationale for the non-provision of private open space for these two units is not considered acceptable and would seriously injure the amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The introduction of windows to the northeastern elevation at ground floor level of Block B would, by reason of limited separation distance to the opposing boundary wall, and the requirement to protect adjacent residential properties from undue overlooking of private amenity open space, result in a poor outlook and diminished levels of daylight and sunlight for the residents of the proposed ground floor units with windows in their northeastern elevation, which would seriously injure the amenities of future occupants of those units and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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



Dated this 10th day of December 2025.