

An
Coimisiún
Pleanála

Commission Order
ACP-323126-25

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 25/60130

Appeal by Joe Harris care of Tom O'Toole of Mulroog East, Balinderreen, County Galway against the decision made on the 1st day of July, 2025 by Galway City Council to refuse permission for the proposed development.

Proposed Development: Permission sought to construct new two storey dwellinghouse with access through existing development and all associated site works and services at Gurteen, Renmore Road, Galway.

Decision

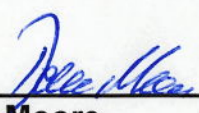
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

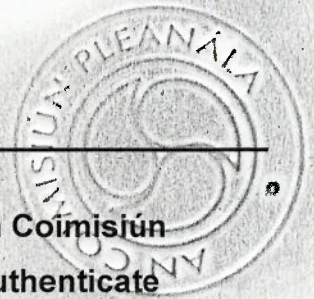
1. The proposed development would be contrary to the Policy 3.3 Sustainable Neighbourhood Concept of the Galway City Development Plan 2023-2029 which is to ensure designated residential amenity open spaces allied to existing residential developments are protected for such use, and to Section 11.1 Introduction of Chapter 11 Land Use Zoning Objectives and Development Standards and Guidelines which stipulates that there will be a presumption against development on all open space in residential estates, unless otherwise specifically referenced in the planning permission for development and such lands shall be protected for recreation, open space and amenity purposes. The proposed development would also be contrary to Section 11.3.1(c) Amenity Open Space Provision in Residential Developments which requires that all residential developments provide for good quality active and passive communal and private recreation and amenity open space.

If permitted as proposed, the development would result in a significant reduction in quantum, quality and functionality of the existing amenity space, which would be detrimental to the residential amenity of existing and future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Car Parking Standards set out in Section 11.3.2(c) of the Galway City Development Plan 2023-2029, and to the Ministerial Guidelines “Sustainable Urban Housing: Design Standards for New Apartments”, it is considered that insufficient provision has been made for the parking needs of the proposed townhouse and the existing apartments. It is considered that the proposed development would be prejudicial to safety and convenience of road users and would set a widespread precedent which would undermine the car parking provisions of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

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



Dated this 30th day of October 2025.