



Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 2460896

APPEAL by Angela Williams of 4 Ellis Workshops, Letterfrack, County Galway and by Christine Fitzgerald of 2 Ellis Workshops, Letterfrack, County Galway against the decision made on the 2nd day of July, 2025 by Galway County Council to grant subject to conditions a permission to Hardy Langer care of Patterson Bannon Architects of Carrigbeg, Baginbally, County Carlow for the proposed development.

Proposed Development: Alterations and a new mezzanine floor to existing Building A and a change of use from a theatre as granted by An Bord Pleanála under appeal reference number PL 07.236398 to an art studio. Planning permission is also sought for Building B which will consist of a new two-storey building with a single bedroom studio, plant room and store; completion of an existing structure, Building C, as granted by An Bord Pleanála, under appeal reference number PL 07.236398; revised proposal to Building C to consist of a two bedroom studio apartment at ground floor level and a one bedroom artist studio, living and work space at first floor level and all associated site works at Letterfrack. The site is located within the curtilage of a RPS in the townland of Letterfrack, County Galway.

Decision

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

Reasons and Considerations

1. Having regard to the development which is seeking permission for the provision of four number studio apartments and the lack of communal amenity space, the lack of private amenity space for three of the four units and the substandard provision of space and facilities in the unit in Block B, it is considered that the proposed development would fail to provide for a satisfactory standard of residential amenity, and would be contrary to the development standards and guidelines for residential development as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in 2022 (updated in 2023) and DM Standard 3 as set out in the Galway County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the to the proximity of the proposed development to the common boundary and the rear elevation of number 2 Ellis Cottages/Workshop, it is considered that the proposed development would be contrary to the requirements of SPPR 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January, 2024 and would seriously injure the residential amenity at this location by reason of overlooking and overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

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

Dated this 07 day of November 2025.