

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323206-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Galway City Council**

**Planning Register Reference Number: 25/60133**

**Appeal** by Cherrycourt Construction Limited care of Gormancad Limited of 16 Dunard, Craughwell, County Galway against the decision made on the 8<sup>th</sup> day of July, 2025 by Galway City Council to refuse permission.

**Proposed Development:** Sub-divide and construct an extension to the rear of the existing dwelling. These amendments proposed are to provide four number residential units within the building, to include all façade amendments, access amendments and associated services and landscaping/carparking at the site, all at 63 Renmore Road, Galway.

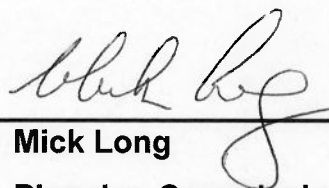
### **Decision**

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

### **Reasons and Considerations**

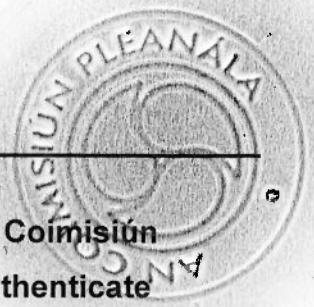
Having regard to the location and size of the site within an established suburb, and to the pattern of development in the area, it is considered that the

proposed subdivision and conversion of a single dwelling unit into four apartments would be contrary to the residential zoning objective, as set out in the Galway City Development Plan 2023-2029, which seeks 'To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods'; Policy 3.5 (Sustainable Neighbourhoods: Established Suburbs) of the development plan which seeks to 'Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets'; and Section 11.3.1 (j) (Conversion and Subdivision of Dwellings) of the development plan which states that 'the conversion or subdivision of exceptionally large residential units on relatively large sites to multiple units, without a dramatic alteration in the prevailing character of the area will be considered'. The proposed development, which the Commission considered to be substandard in design, would result in a haphazard development that would be out of keeping with the character and pattern of development in the area, would impact negatively on the residential amenity of adjoining dwellings to an unacceptable degree, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

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



Dated this *3<sup>rd</sup>* day of *December* 2025.