



An
Coimisiún
Pleanála

Commission Order
PL-500580-GC

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 25/60316

Appeal by Jessed Limited against the decision made on the 5th day of December, 2025 by Galway City Council to refuse permission.

Proposed Development: Alterations to an existing commercial premises to include a reduced café/retail unit at ground floor (21 square metres), change of use of first, second and third floors to residential accommodation (short-term let/student accommodation) comprising two number residential units (one number five-bed and one number four-bed), including all associated internal amendments and elevational changes and a new shared amenity space at first floor level all at 21 Shop Street, Galway (a protected structure (RPS reference number 9306)), and a change of use from café/retail to office (37 square metres) and residential access to ground floor only, including all associated internal alterations, elevational changes and amendments to the rear yard of 24 Middle Street, Galway (a protected structure (RPS reference number 6107)).

Decision

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

Reasons and Considerations

1. Having regard to the location of the site on lands zoned 'CC – City Centre', the planning policies, objectives and development standards of the Galway City Development Plan 2023-2029, and particularly to Section 11.4.1 (General) regarding the protection of amenities and Section 11.3.1(e) which requires that all buildings receive adequate daylight and sunlight, the Commission is not satisfied that the layout and design of the proposed apartment units would achieve adequate levels of natural light and the proposed development would give rise to a substandard form of residential development on the site which would seriously injure the residential amenity of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located within the City Core Architectural Conservation Area and a Zone of Archaeological Potential and incorporates two number protected structures. Section 8.1 (Record of Protected Structures) and Policy 8.1 (8) of the Galway City Development Plan 2023-2029 promote best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings, with Policy 8.1 (2) requiring new development to enhance the character or setting of a protected structure.

The Commission is not satisfied on the basis of the information submitted with the application and appeal, that the proposed development would not result in the loss of historic built fabric and would be contrary to the aforementioned development plan provisions and the Architectural Heritage Protection Guidelines for Planning Authorities (2011). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 1st day of May 2026.