

An
Coimisiún
Pleanála

**Commission Order
PL-500690-GC-26**

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2560072

Appeal by Green Way Estates (Leitrim) Limited against the decision made on the 18th day of December 2025 by Galway City Council to grant, subject to conditions, a permission, in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development consists of: (1) The construction of a three-storey apartment building circa 2,457.8 square metres. Gross Floor Area, comprising a total of circa 38 number units (20 number one-bed and 18 number two-bed units), common laundry room, plant room, roof garden with heat pump units, a lift, and a courtyard raingarden. (2) Vehicular and bicycle parking, and roof mounted photovoltaic solar panels. A total of 25 number car parking spaces, of which nine number spaces are within the existing car park (circa 110 square metres) and 60 number bicycle parking spaces is proposed. (3) The pedestrian and vehicular entrances for the proposed development are through the existing vehicle and pedestrian

entrances as consented under Planning Register Reference Number 22221 for “a commercial building of 2786 square metres gross floor area”. This will be through the Radharc na Greine road network. (4) All associated site works including site clearance, boundary treatment, associated external lighting, internal pathways, storage rooms, bin stores, hard and soft landscaping, all at this site (circa 0.311 hectares) known as the Glasshouse Commercial Site, Radharc na Gréine, on Monivea Road, Galway. The proposed development was revised by further public notice received by the planning authority on the 15th day of August 2025. The proposed adjustments were as follows: (1) A reduction in the total number of units from 38 number apartments to 36 number apartments. (2) The proposed/revised unit mix includes a total of 16 number one-bed, 18 number two-bed and two number three-bed units. (3) A setback along Monivea Road (entire roadside frontage) to provide for two metre path and two metre cycle lane. (4) Redesign of roof level communal amenities to provide for a landscaped roof garden (circa 605 square metres), in the form of a parklet which includes a walking route loop, punctuated by seating, viewing, gathering and eating areas. (5) The proposal also includes morning and evening seating areas and a kick-about space at the ground floor level (circa 90 square metres). The proposed development was further revised by public notice received by the planning authority on the 20th day of November 2025. The proposed adjustments as a result of the clarification of further information request consist of: (1) Replacement of the obscure glazed and fixed shut windows on the northeast elevation to include clear opening windows. (2) Replacement of the previously proposed two metre void on the northeast elevation to include balconies within unit number 22 and 35 on the first and second floor levels. (3) Proposed landscaping and maintenance details for the scheme including the rain garden in the Outdoor Central Atrium.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of this brownfield site on lands zoned 'CI – Enterprise, Light Industry and Commercial' with a site specific objective that residential development on the full extent of this CI zoned site will be considered, to the planning policies, objectives and development standards of the Galway City Development Plan 2023 – 2029, to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the Sustainable Urban Housing: Design Standards for New Apartments (2023), and to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the location adjacent to a designated neighbourhood centre, employment lands, existing transport infrastructure and to a planned BusConnects 'Core Bus Corridor', to the pattern of development in the area, to the planning history related to the lands and to available infrastructural capacity, it is considered that subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location, would provide for an acceptable standard of future residential amenity and would not seriously injure the amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received by the planning authority on the 6th day of August 2025, and as amended by the clarification of further information submitted on 31st day of October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

4. (a) Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.
- (b) Prior to the commencement of development, the applicant shall enter into a diversion agreement with Uisce Éireann in order to divert existing pipes on site in order to accommodate the development hereby permitted.

Reason: In the interest of public health, to ensure the provision of adequate water/wastewater facilities and the protection of Uisce Éireann assets.

5. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

6. The applicant shall implement the measures provided in Section 6.0 of the Storm Water Audit (August 2025) undertaken for the development and received by the planning authority on 6th day of August 2025.

Reason: In the interest of sustainable drainage.

7. The applicant shall implement the measures provided in the Mobility Management Plan (October 2025) prepared in respect of the development and received by the planning authority on 31st day of October 2025.

Reason: In the interest of sustainable transportation.

8. The applicant shall implement the measures provided in the Parking Management Strategy (October 2025) prepared in respect of the development and received by the planning authority on 31st day of October 2025.

Reason: In the interest of sustainable transportation.

9. The applicant shall implement the measures provided in the Noise Impact Assessment (August 2025) prepared in respect of the development and received by the planning authority on 6th day of August 2025.

Reason: In the interest of residential amenity.

10. The management and maintenance of the proposed development, following completion, shall be the responsibility of a legally constituted management company, which shall be established by the developer. A management scheme, providing adequate measures for the future maintenance of the development; including the external fabric of the buildings, internal and external common areas (including the use of and the hours of use of the rooftop communal amenity space), open spaces, landscaping, roads, paths, parking areas, public lighting, waste storage facilities and sanitary services, shall be submitted to and agreed in writing with the planning authority, before any of the residential units are made available for occupation.

Reason: To provide for the future maintenance of this development in the interest of residential amenity and orderly development.

11. The site shall be landscaped in accordance with the landscaping plans and particulars which were received by the planning authority on 31st day of October 2025.

Reason: In the interest of clarity, visual amenity and the protection of the residential amenities of the adjoining property.

12. (a) 60 number safe and secure bicycle parking spaces shall be provided within the site in a dedicated cycle storage facility of permanent construction. Provision should be made for a mix of bicycle types including cargo bicycles. The developer shall provide boundary treatment/screening of the bike shed on the eastern boundary. Details of the boundary treatment/screening and the design, layout and marking demarcation of these spaces in the cycle storage facility shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Details of the operation and maintenance of the cycle storage facilities shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (c) The proposed 'kick about area' located at the north eastern site boundary shall be omitted and substituted with an alternative recreation and amenity to be agreed in writing with the planning authority.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation and to protect the amenity of the adjacent residents.

13. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas, or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

14. Proposals for the development name and apartment numbering scheme and associated signage shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Thereafter, all signs and apartment numbers shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

15. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

16. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

17. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

18. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management including invasive species monitoring/control, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.

19. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interests of proper planning and sustainable development.

20. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in

accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

21. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

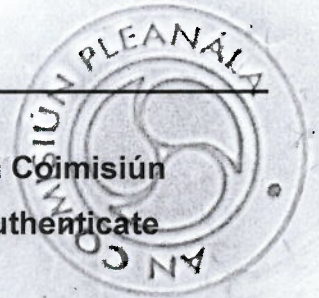
Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

22. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.


Marie O'Connor

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



Dated this 27th day of May 2026