

An
Coimisiún
Pleanála

Commission Order
PL-500716-GY

Planning and Development Act 2000, as amended

Planning Authority: Galway County Council

Planning Register Reference Number: 25/61616

APPEAL by Leanne O'Rourke against the decision made on the 7th day of January, 2026 by Galway County Council to refuse permission.


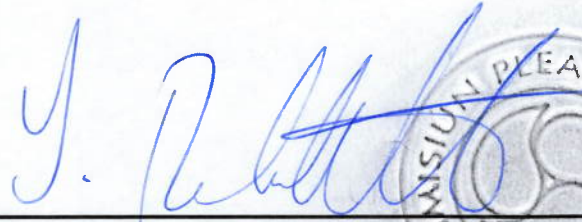
Proposed Development: Two number offices and one number café at ground floor level and the upper floor will include three number duplex residential units, new internal access road, footpaths, boundary treatments and all associated site works, all at Cosmona, Athenry Road, Loughrea, County Galway.

Decision

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

Reasons and Considerations

Having regard to the scale and height and, in particular, the close proximity of the proposed development to the row of four number semi-detached dwellings under construction to the immediate north-east (subject of planning register reference numbers 18/556 and 19/1019), it is considered that the proposed development would be visually incongruous relative, in particular, to the westerly-most semi-detached dwelling in the said row and would be visually overbearing when viewed from, and towards, that dwelling. Furthermore, the proposed development would impact on the future residential amenity of that particular dwelling under construction by reason of proximity of windows to habitable rooms in the dwelling and the proposed duplex unit number three. It is, therefore, considered that the proposed development would fail to satisfactorily relate to its context and would detract from the visual and residential amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 5th day of June 2026.