



An
Coimisiún
Pleanála

Commission Order
PL-501061-GC-26

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 2660013

Appeal by Eoghain Ryan against the decision made on the 23rd day of March 2026, by Galway City Council to refuse permission for the proposed development.

Proposed Development: The removal of the existing front boundary wall, excavation/dig back of ground levels, and the construction of a new carport, together with all associated site works all at number 34 Saint Mary's Road, Galway.

Decision

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

Reasons and Considerations

The site is located within a designated Architectural Conservation Area (ACA), indicated in the Galway City Development Plan 2023 – 2029, Section 8.3, Fig 8.11, where it is the policy, set out in Policy 8.2, points number 1 and 3, “To protect and enhance the character and special interest of designated Architectural Conservation Areas”, and, “Ensure that developments within an Architectural Conservation Area respect and enhances the character and special interest of the ACA”. If permitted, the development would have significant adverse impacts on the building and character of the ACA, which would contravene the above stated policies of the Galway City Development Plan 2023-2029 and would set undesirable precedent for similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

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

Dated this 14th day of July 2026.