An Coimisiún Pleanála

Commission Order

PL-501206-GC-26

Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 26/02

Appeal by Clare O' Neill against the decision made on the 27th day of March, 2026 by Galway City Council to refuse permission for the proposed development.

Proposed Development: Permission for development which consists of: retention of alterations to elevation facing Saint Bridget's Place, at number 14 Saint Bridget's Terrace, Bohermore, Townspark, Galway.

Decision

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

Reasons and Considerations

The proposed alterations for retention detract from the residential amenity of number 14 Saint Bridget's Terrace. The removal of a garage door and replacement with a window contributes to accommodating an internal layout that provides poor residential amenity for occupants and therefore detracts from the residential amenity of the property as a whole. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that to determine this appeal it was necessary to have regard to the purpose for the window and the accommodation that it is to serve. The Commission by way of further information requested ground floor layout plans.

The ground floor layout submitted clarifies that the window for retention will serve a utility room. The Commission noted the room adjoining the utility room, indicated on drawing number 5 as 'Apartment number 2 Living', has no window and, that the ground floor layout does not appear to support the first-floor layout as submitted with the appeal. The Commission determined that the information submitted has not demonstrated that the alterations for retention contribute to an improved residential amenity for the occupants of the property, from the information submitted, the contrary appears to be the case.

For clarity this determination is not taking into consideration any subdivision of number 14 Saint Bridget's Terrace.

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

Dated this 22nd **day of** October **2026**