



Planning and Development Act 2000, as amended

Planning Authority: Galway City Council

Planning Register Reference Number: 26/60086

APPEAL by L & J Muldoon against the decision made on the 5th day of May, 2026 by Galway City Council to refuse permission.

Proposed Development: Retention permission and permission for works to dwellinghouse as follows: Increase in total floor area of dwellinghouse from 268 square metres (under planning register reference number 17338) to 346 square metres. First floor dormer window constructed on the north elevation. Three number windows constructed on the north elevation. First floor box frame window constructed on the east elevation plus an additional window. Two number first floor box windows constructed on west elevation. First floor window to south elevation. Revised location of garage. Revised ground levels. Retaining wall to eastern boundary. Septic tank permission for associated additional works. Associated site works, including planted buffer zone with mature screening to prevent overlooking. Works also to include the provision of a new four-stage wastewater treatment system, all at 46 Dalysfort Road, Towland of Cappanaveagh, Salthill, Galway.

Decision

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

Reasons and Considerations

1. Section 11.23 (Water Quality) of the Galway City Development Plan 2023-2029 provides that all new developments shall connect to the public wastewater infrastructure, where available, and existing developments that are in close proximity to a public sewer are encouraged to connect to that sewer. In addition, based on the information available, it is not possible to establish that a connection to the existing Uisce Éireann wastewater network, which is the optimal solution to treat wastewater in this established urban location, is unviable. In the absence of this information, it is considered that the proposed retention of an existing septic tank and permission to construct an individual wastewater treatment unit in this established urban location would be contrary to the provisions of Section 11.23 (Water Quality) of the Galway City Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, notwithstanding the proposal to marginally reduce the height, the retention of the increase in site levels would allow for raised views over adjacent rear gardens and to the rear of dwellings, and would, if permitted, give rise to undue overlooking of adjoining properties and, therefore, detract from the privacy and residential amenity of the adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 18th day of September 2026.