



An  
Coimisiún  
Pleanála

## Inspector's Report PL-501410-GC-26

|                              |                                                                                                                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------|
| Development                  | Permission for development which consists of: for the construction of 4 no. apartments in 2 no. building blocks. |
| Location                     | No. 7 Shantalla Road , Galway , Galway City                                                                      |
| Planning Authority           | Galway City Council                                                                                              |
| Planning Authority Reg. Ref. | 2560360                                                                                                          |
| Applicant(s)                 | Barbara Cunningham                                                                                               |
| Type of Application          | Permission                                                                                                       |
| Planning Authority Decision  | Grant Permission + Conditions                                                                                    |
| Type of Appeal               | Third Party Normal Planning Appeal                                                                               |
| Appellant(s)                 | Tom Pierse                                                                                                       |
| Observer(s)                  | None                                                                                                             |
| Date of Site Inspection      | 27 August 2026                                                                                                   |
| Inspector                    | Sandra Eapen                                                                                                     |

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## **1.0 Site Location and Description**

- 1.1.** The subject appeal site, measuring c.0.031ha. is located along the northern side of Shantalla Road in the northwestern suburb of Galway City. The site is located at c.0.8km from Galway city and previously contained a two storey, dwelling that had a gable end to the front. This building is now demolished. The subject site is located 60m from the R864 - Shantalla Road junction.
- 1.2.** The subject site addresses 2- storey dwellings to its side along Shantalla Road. There is no uniform design style, height or building line here. Across the road the subject site addresses an office building, the Coláiste Muire Máthair campus and other 2-storey dwelling structures. The site falls west to east along the Shantalla Road.
- 1.3.** While historically dwellings along Shantalla Road were single storey and set forward addressing the footpath, the subject site is part of a group of more recent replacement dwellings that has 2-storey gable front design and were built with an increased setback of 8m-12m from the road edge. The adjoining dwelling No. 6 Shantalla Road is however set at less than 1m from the road edge.
- 1.4.** The dwellings along this section of the Shantall Road have large rear gardens that can be accessed from the rear via Willow Park a cul-de-sac. Willow Park serves a number of 2-storey dwellings and a 3-storey apartment building, Corrib House.

## **2.0 Proposed Development**

- 2.1.** The construction of 4 no. apartment units (3 no. 2 bed and 1 no. 1 bed) within 2 no. 2-storey buildings (Block A and B). Block A is designed to address Shantalla Road to its front and Block B is designed to address the rear cul-de-sac, Willow Park. The front gable of Block A addressing Shantalla Road is setback by c.5.7m from the edge of footpath. All units are provided with own-door access from public corridors.
- 2.2.** The buildings proposed would have a total footprint of c.242 sqm. Both buildings have been designed to have pitched roof, with a ridge height of c. 7.7m for Block A and c.7.6m for Block B, with gable fronts along the primary facades. Primary facades

are indicated to have a brick finish with nap plaster finishes proposed along the side/secondary facades.

- 2.3.** A communal open space c.23sqm is proposed between the two blocks. Private balcony areas are provided for the upper floor apartment units at c.5.2sqm each and garden terraces are provided for ground floor apartment units.
- 2.4.** In the original application, both proposed blocks were located along the eastern site boundary wall with a c.1m-1.1m wide access laneway provided along the western site boundary. Amendments were made at further information stage to relocate Block B to the western site boundary and to provide 1.5m privacy strip for ground floor bedroom windows addressing the communal open space.
- 2.5.** As part of the appeal process, the applicant has submitted revised drawings on the 30<sup>th</sup> of June 2026. The revised plans propose the replacement of 1 no., 2-bed unit within the upper floor of Block B with a 1 bed unit. Additional windows and rooflight openings are also proposed in both the blocks. There are no changes to the internal floor area proposed. The revised arrangement will provide for 2 no. 2-bed units and 2 no. 1-bed units.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

- 3.1.1. Galway County Council granted permission for the proposed development on 29 April 2026.
- 3.1.2. The decision was subject to the following bespoke conditions which are of relevance to this case:
  - Condition No. 2 Requires applicant to replace brick finishes along the front façade with painted nap plaster finishes
  - Condition No. 3 Requires provision of covered and enclosed bicycle spaces.
  - Condition No. 4 and 5 Requires amendments to roof finishes and overhang.
  - Condition No. 6 Requires amendments to the proposed boundary walls/gates including restricting front boundary wall height to not exceed 1.2m, omission of

0.6m wall along the northern boundary so as to provide access via one open area, boundary to private open space to not exceed 1.2m height with 0.6m railing above and position of side gates to be aligned with building line.

- Condition No. 8 Requires that the development only be served by pedestrian access and that no vehicular access or on-site car parking be provided without prior permission.

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

Planning Authority's **first report** (dated 29/01/2026) notes that the principle of the development is in accordance with the zoning objectives and the provisions for 'Inner Residential Area' set under Section 3.7 of the Galway City Council Development Plan 2023-29. The proposed density was considered acceptable and to be in accordance with requirements under Chapter 3, Table 3.2 Area and Density range for Limerick, Galway and Waterford City and Suburbs in the Sustainable and Compact Settlement Guidelines for Planning Authorities, 2024. The separation distance, apartment size, private and communal open space provided within the scheme was considered to be acceptable. The omission of car parking within the scheme was also considered acceptable given the location of the site within proximity of the city centre. Further Information was sought with regard to the positioning of the proposed buildings in relation to adjacent dwellings, requesting covered bike parking, and provision of a privacy strip of 1.5m wide was also requested for the windows of ground floor bedrooms opening to communal open space.

Further Information was sought on the following items:

- Revised site layout plan showing position of adjoining structures and location of original demolished buildings
- Site layout plan showing the location and length of the proposed buildings and all existing buildings on adjacent sites

- Revised site layout plan and amended floor plan repositioning Block B to western side of the site
- Revised elevations for Block A excluding any obscuring features.
- Elevation and details of the enclosed bicycle parking.
- Privacy strips 1.5m wide to the rear of ground floor bedroom windows opening onto the communal open space.
- Clarification on the access arrangement along the side passage and proposed control measures for restricting access to the communal space.

A **second report** (dated 17/04/2026) prepared following the receipt of Significant Further Information is the basis for the decision to grant permission for the development. The Further Information response provided was considered to be satisfactory on all grounds except for the proposed finishes and the bicycle parking. Conditions were included to address the bicycle parking provision and finishes.

### 3.2.2. Other Technical Reports

- Drainage Section: No objections were noted in relation to surface water drainage. Standard conditions were recommended with regard to surface water drainage design.
- Transportation Department: The absence of on-site car parking provision was considered to be acceptable. Conditions were recommended with regard to the pedestrian, cyclist and refuse arrangement for the development.

### 3.3. Prescribed Bodies

Uisce Éireann: Commented on the application at Planning Authority stage, confirming that a Confirmation of Feasibility certificate was issued for the proposed development. Conditions were recommended with regard to entering connection agreement and for safeguarding public infrastructure.

### 3.4. Third Party Observations

1 no. third party observation was made at the planning application stage by the appellant. The issues raised are reflected in the grounds of appeal.

## 4.0 Planning History

Reg. Ref. 2560308: Permission **granted** (decision date 28/11/2025) for the demolition of the existing 2 storey, semi-detached derelict house, demolition of store and ancillary site works at subject site.

Reg. Ref. 15238: Permission **granted** (decision date 15/12/2015) for the demolition of existing 2 storey, semi-detached house and construction of new 2 storey, semi-detached house on subject site. Ancillary landscaping, boundary, drainage works, connection to public sewer on Shantalla Road, adjustments to vehicular/pedestrian entrance and parking arrangements along Shantalla Road.

The following applications within site vicinity are relevant to this appeal:

Reg. Ref. 14195: Permission **granted** (decision date 11/09/2014) for the demolition of ground floor extension to the rear and the construction of a two-storey extension, external insulation, and replacement of front door with window and removal of side gates at No. 6 Shantalla Road.

## 5.0 Policy Context

### 5.1. Galway City Council Development Plan 2023-29

- 5.1.1. The subject site is zoned Residential – ‘R’ in the Galway City Council Development Plan 2023-29 (hereafter referred to as the Development Plan) with an objective to “To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.” Higher density residential developments are accepted in principle under the subject zoning.
- 5.1.2. The site is located within the ‘Inner Residential Area’ as per Section 3.7 of the Development Plan. New and infill developments in ‘Inner Residential Areas’ are required to respond positively to the character of these areas, appropriately scaled and designed to protect the amenity of existing and future residents. It is noted that the site is located outside the designated Shantalla Area in Section 3.7, Figure 3.5.

- 5.1.3. Section 11.3.1 (d) of the Development Plan state that residential units shall generally not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.
- 5.1.4. As per Section 11.3.1 (f) the distance between side gables and side boundaries of dwellings shall generally be a minimum of 1.5 metres. Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m<sup>2</sup>), the distance between buildings shall generally be greater unless deemed acceptable under specific site performance-based criteria, this is to provide a good layout and context for the development.
- 5.1.5. As per Section 11.3.2 (b) on Amenity Standards, in certain circumstances where the established form and layout would deem a reduction in the specified amenity standards, in the interests of sustainability, architectural quality and urban design. These will be assessed on performance-based criteria.
- 5.1.6. As per Section 11.3.3 with regard to developments located within the 'Inner Residential Areas' a reduced overall car parking standard can be applied, in particular on grounds of sustainability or urban design.
- 5.1.7. Section 3.4 on Residential Densities requires density standards to be balanced with general criteria such as standards of layout and design, architectural quality and provision of open space. In established residential neighbourhoods' the development plan requires proposed densities to be balanced with protection of existing residential amenities. For Galway City, within central and inner urban neighbourhoods net residential densities is indicated within the range 50–200 dwellings per hectare (dph). High density residential developments are required to follow guidance set out under Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2020). In addition, Galway urban density and building heights study, 2021 also give direction to suitability of different neighbourhoods to accommodate increased densities and heights. Shantalla area is designated as an inner neighbourhood with densities for infill developments encourage to respect prevailing levels.

## **5.2. Ministerial Guidelines: Sustainable Residential Development and Compact Settlements Guidelines 2024**

- 5.2.1. **Density** – Chapter 3, Table 3.2 Area and Density Ranges Limerick, Galway and Waterford City and Suburbs: City Centre –The city centres of Limerick, Galway and Waterford, comprising the city centre and immediately surrounding neighbourhoods, are the most central and accessible urban locations in their regions with the greatest intensity of land uses, including higher order employment, recreation, cultural, education, commercial and retail uses. It is a policy and objective of the Sustainable Residential Development and Compact Settlements Guidelines 2024 (hereafter referred to as the Compact Settlement Guidelines) that residential densities in the range 100 dph to 250 dph (net) be generally applied in the centres of Limerick, Galway and Waterford.
- 5.2.2. Section 3.3.6 Exceptions (item c) - In the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter.
- 5.2.3. **SPPR 1** - Separation Distances - When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.
- 5.2.4. **SPPR 3** - Car Parking - (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
- 5.2.5. **SPPR 4** - Cycle Parking and Storage –

(i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided.

(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction.

### **5.3. Ministerial Guidelines: Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025**

5.3.1. **SPPR 2** - The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:

- Studio apartment (1 person) - 32sqm
- 1-bedroom apartment (2 persons) – 45sqm
- 2-bedroom apartment (3 persons) – 63sqm

5.3.2. **Relaxation** – The Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 (hereafter referred to as the Apartment Guidelines) allows for relaxation of the requirements (dual aspect ratios, 10% above minimum floor area standard, floor to ceiling height, internal storage, private and communal amenity space) for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha.

5.3.3. The National Planning Statement: Planning Design Standards for Apartments, 2026 is at the time of writing this report in draft stage. The proposed development is not impacted by the proposed amendments in the Draft Statement.

### **5.4. Natural Heritage Designations**

5.4.1. The site is located c.475m from Lough Corrib SAC (Site Code 000297) and c.1km from Galway Bay Complex SAC (Site Code 000268) and Inner Galway Bay SPA (Site Code 004031).

## **6.0 EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

7.1.1. This is a third-party appeal against the decision of the Planning Authority to grant permission. The appellant's property, No. 6 Shantalla Road, shares extensive boundary with subject application site. The appeal grounds raised can be summarised as follows:

- The development as permitted would result in extensive overbearing, overlooking and overshadowing onto appellants property.
- The internal layout as proposed is severely compromised by the site constraints – insufficient daylight, windows overlooking narrow side passages etc.
- No assessment has been carried out on the individual room sizes and dimensions provided.
- The applicant has not adequately addressed Further Information item 1 with regard to the potential impact of the development on adjacent dwellings. The revised drawings do not provide clarity on the available separation distance between building and site boundaries.
- Decision was made based on incomplete, and inaccurate drawings representing No. 6 based on historic baseline mapping rather than the actual building. Information provided is missing ground level, finished floor levels, eaves height, parapet height of rear return and contextual height etc.

- The 2-storey element of Block A extends by 4m beyond No. 6, with the 1-storey element extending another 3.2m from rear elevation of No. 6 resulting in overlooking, visually oppressive and overbearing development onto neighbouring dwelling.
- The siting of block B is not in keeping with existing building line and introduces a new residential typology here.
- The proposal would materially contravene the provisions of Section 3.7 of the Development Plan with regard to infill development.
- Proposed balcony screening is insufficient and will result in close range overlooking. Boundary treatment proposed is unclear with regard to the relationship with existing boundary.
- A Housing Quality Assessment is not included. 1 bed apartment size is well below the minimum floor area requirements. Unit 3 is extensively deep and devoid of natural light. A daylight performance assessment was not undertaken.

## **7.2. Applicant Response**

First party response to the appeal can be summarised as follows:

- The inaccurate depiction of adjoining dwelling No. 6 Shantalla Road was a human error. Revised drawings have been submitted with this response to appeal.
- The profile and scale of proposed development have been designed to integrate with the established character of the surrounding area and recreates previous street front of No. 7 (now demolished structure).
- A schedule of areas was included in the application stage drawings demonstrating compliance with minimum size requirements. Although inaccurate dimensions were cited in the FI drawings the apartments still achieved the minimum standards.
- The applicant has proposed to revise the upper floor apartment of Block B with a 1 -bed unit in the appeal drawings. The 2 no. 2 bed units are provided with 68.7sqm floor area and 2 no. 1 bed units are provided with 45.3 sqm and 58.1sqm. Therefore, satisfying the minimum requirements.

- Applicant has made changes to improve the daylight of the proposed units, introducing new window to the ground floor apartment and inclusion of roof lights for upper floor units.
- The applicant contends that there are no overlooking issues onto No. 6 Shantalla Road and that the proposed 1.8m high privacy screen would effectively mitigate any overlooking concerns from the balcony. No windows are proposed along the eastern elevation at first floor level.
- The proposed development is located to the west of No. 6 and therefore there is minimal possibility for overshadowing issues. Any overshadowing issues are limited to the northwestern corner of the garden.

### **7.3. Planning Authority Response**

None on file.

### **7.4. Observations**

None on file.

## **8.0 Assessment**

Having examined the application details and all other documentation on file, including the report of the local authority made at application stage, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues to be considered in this appeal as follows:

- Principle of Development
- Design and Residential Amenity
- Overbearing, Overlooking and Overshadowing
- Revised Arrangement
- Other Matters

- Conclusion

## **8.1. Principle of Development**

- 8.1.1. The proposed development seeks to construct 4 no. apartment units on a brownfield site at Shantalla Road located less than 1km from Galway City centre. The site is zoned as Residential 'R' in the Galway City Council Development Plan 2023-29. The principle of residential development is acceptable on subject site.

## **8.2. Design and Residential Amenity**

- 8.2.1. Design: The 4 no apartment units are distributed within 2 no. apartment blocks (block A and B) provided with separate access off Shantalla Road and Willow Park. The Shantalla area is designated as 'Inner Residential Area' within the Development Plan and given special recognition as a distinct community close to the city centre. Section 3.7 of the Development Plan requires new developments in the area to be of high quality and respond positively to the character of the area. The apartment blocks are designed to have a pitched roof design with a gable front addressing the public road corridors. The proposed design is similar in form and scale to the previous building that occupied subject site, a 2-storey, 3 bed dwelling which was permitted to be demolished under Reg. Ref. 2560308. On site inspection, I found the site void of all structures and vegetation.
- 8.2.2. All units are individually provided with separate own-door access from the public corridors. In addition to this, separate access gates are provided for the side access path connecting the proposed communal open space at the centre and connecting the proposed side entrance at Willow Park with Shantalla Road.
- 8.2.3. The appellant has raised concerns regarding the setback for the proposed blocks from road edges and the difference in scale/design of proposed building here. The proposed Block A along Shantalla Road is shown to maintain the set-back of previous dwelling structure on site from the road edge (c.5.75m from footpath). The proposed building has a pitched roof design with the ridge height matching the height of existing dwelling at No. 6 Shantalla Road. The ground floor element of Block A would extend by 3m to the rear beyond the 2-storey element. This area is indicated to have a flat roof at a parapet height of c.3.7m. With regard to Block B proposed at

the rear end of the site, addressing Willow Park, the block has a total depth of c.15m, and the front façade is setback by a maximum of c.3m from the front façade of existing mews dwellings on adjoining sites. I note that the site has irregular boundaries to its rear which prevents the proposed new block from aligning with the existing mews developments here. Willow Park is a cul-de-sac off Bóthar Éinde that serves a variety of residential units and building types including a 3-storey apartment block (Corrib House). Given the proposed setback and its recessed location off a cul-de-sac end, the proposed Block B is unlikely to have any direct visual impact on the streetscape or adjoining residential amenities. Having considered variety of building type, setback and dwellings here, I consider the proposed design of Block B to be acceptable in this instance at this location.

8.2.4. The Section 11.3.1 (f) of the Development Plan requires side elevation gables of dwellings to be setback by a minimum of 1.5m from the side boundaries. However, the section of the Development Plan goes on to say that for apartment buildings this requirement shall be based on specific site performance criteria so as to allow good layout and respect context of development. The Planning Authority, in considering the non-uniform positioning, variety of dwelling designs and semi-detached/terraced nature of dwellings in the site locality considered the revised setback along the eastern boundary to be acceptable here. Given the urban infill nature of the development and the varied building setbacks in adjoining sites, I consider the site to be eligible for a relaxation of this standard as it will bring an unused brownfield site into moderate residential use.

8.2.5. Shantalla Road has a variety of building designs, forms, and massing. The subject building is part of its modern history and is part of a group of later addition dwellings that were built with an increased setback and with a gable front design. The proposed design although different from neighbouring structures would respect the established setting of the site and fit in within the existing urban fabric. The design approach, which proposes to reinstate the building form and setback of the previous building (now demolished) on site is considered to be acceptable in this instance and in compliance with Section 3.7 of the Development Plan.

8.2.6. Density: The proposed development would result in a residential density of 129 units per hectare. Higher density infill developments are promoted at locations in proximity to the city centre, well served by public transport corridors and close to employment

locations in the Compact Settlement Guidelines. The proposed density is in compliance with the density requirement set for 'City Centre' locations under Table 3.2 Area and Density Ranges Limerick, Galway and Waterford City and Suburbs of the Compact Settlement Guidelines. The Development Plan allows for a net residential density of 50–200 unit per hectare in central and inner urban neighbourhoods. The proposed density is therefore considered acceptable at this location.

8.2.7. Residential Amenity Provided: The permitted development included 3 no. 2-bed apartment units and 1 no. 1-bed unit. The floor area of the units is generally in compliance with the requirements set out within the Apartment Guidelines save for a minor shortfall in total floor area for the upper floor unit in Block B (4% below minimum) and shortfall in internal storage provision in the scheme (10% below required minimum). It is noted that 2 no. additional storage sheds (c.2.25sqm) were included in the scheme at Further Information stage to the rear of the blocks as accessed from the communal areas. The Apartments Guidelines allows for relaxation in part design standards for urban infill schemes on sites of up to c.0.25ha. The subject site would qualify for this relaxation and therefore the permitted scheme is considered to be acceptable at this location. The Commission shall note that the applicant has proposed a revised arrangement in response to the appeal that would eliminate this shortfall in floor area standards. This is discussed in detail as a separate section heading below.

8.2.8. Private amenity space is provided in excess of the minimum 6sqm required for a 2 bed unit as per the Apartment Guidelines, for the 2 no. ground floor level units in the form of gardens to the front of the units (c.11sqm in Block A and c.7sqm in Block B) and additional privacy area proposed at Further Information stage to the rear of the apartment blocks (c.6sqm each) as a separation for the ground floor bedrooms from the proposed communal open space. For the upper floor units, private amenity space is provided as enclosed balconies addressing the proposed side passage corridor in both the blocks. The balcony area, c.5.25sqm, is to be accessed from the primary bedroom and is indicated as to be enclosed with privacy screens c.1.8m tall. Although the Apartment Guidelines, allow for glass-screened balconies or winter gardens in certain circumstances, the guidelines advise that balconies should have a functional relationship with the main living areas of the apartment units. It is also

noted that the balcony provided for the upper floor unit in, Block B does not meet the minimum area for a 2-bedroom unit (0.7sqm or 11% below) and the average width falls below 1.5m minimum (average width provided is c.1.4m). As an urban infill development on a site below 0.25ha, the application of flexibility in the application of these standards is considered appropriate. In addition, the Apartment Guidelines, allows for reduced provision of balconies where usable communal open spaces are provided elsewhere in the scheme. The Commission shall note that the scheme provides for additional usable communal amenity space, c.23sqm, at ground level, which could compensate the shortfall in individual private amenity areas. As an alternative, the applicant has suggested to revise the scheme to replace the 2 -bed unit within upper floor of Block B, with a 1 bed unit. This will eliminate the shortfall in private amenity space provided. Overall, I consider the scheme to provide for an adequate level of residential amenity for its future residents.

8.2.9. Finishes: The applicant has indicated a brick cladding along primary facades addressing public corridors. It is noted that there are no examples for brick finishes within the immediate site vicinity along Shantalla Road. The Planning Authority sought to replace the brick façade for both blocks with nap plaster finish under condition No.2. Although, I agree with the Planning Authority's response, there is sufficient precedent for brick finishes to the rear of the site along Willow Park. If permission is considered for the proposed development, it is recommended that the applicant be requested by condition to replace the proposed brick façade along Shantalla Road for Block A with nap plaster finish.

### **8.3. Overbearing, Overlooking and Overshadowing**

8.3.1. Overbearing: The subject application site is located within an urban setting. Similar scale infill and mews developments have been carried out on adjoining sites. Block A is proposed to have a maximum depth of c.15.4m at ground level and c.12m at first floor level. The existing building at No. 6 Shantalla Road including the two-storey rear extension has a maximum depth of c.17.4m. With the setback between the two buildings, the proposed Block A will extend by approximately c.7m at ground floor level and c.3.6m at first floor level from the rear façade of No. 6 Shantalla Road. To the west, the proposed Block A, would be set back from the rear boundary of No.8 Shantalla Road by 6m at first floor level and 3m at ground level along. From the

drawings submitted with Reg. Ref. 2560308 on subject site for permission to demolish the previous dwelling structure, it is understood that the 2-storey element of the previous building on subject site extended by c.2.5m from the rear elevation of No. 6. The proposed 3.6m extension at first floor level from the rear façade of No.6 is therefore considered to be acceptable as it is similar in extend to the previous setting here. Although the proposed ridge height of c.7.71m is slightly higher than the previous building on site c.7m, the eaves height addressing No. 6 Shantalla Road is to be maintained at the same height, c.5.4m above ground floor level. Therefore, the proposed building height would have a similar impact on No. 6 Shantalla Road as the previous building (now demolished) on site. I do not consider the proposed building form or design result in any undue overbearing issues onto neighbouring dwellings and would respect the established setting of the site.

8.3.2. Overshadowing: The development is located in an established residential area between existing residential developments/ buildings. The applicant had submitted a shadow assessment with the application documentation to the Planning Authority. Overshadowing impacts for the proposed Block A are similar to the previous building on site. No. 6 Shantalla Road is unlikely to have any major overshadowing impacts given its location to the east of subject site. Any overshadowing impacts from proposed Block B, is likely to be limited to the rear section of No. 6 Shantalla Road. This section of the site contains a variety of mature trees which has impacted its daylight received. The ground floor level of mews dwelling at No. 8, is likely to have more pronounced overshadowing impacts from the proposed Block B. However, during site visit I noticed single storey elements along the rear elevation of the mews building (No. 8 Willow Park) which has reduced the daylight entering the ground floor rear elevation windows. In conclusion, although, some overshadowing impacts are likely onto the rear private amenity areas of adjoining properties, the scale of resultant overshadowing would be typical for a suburban location such as this and is thereby considered acceptable in this instance.

8.3.3. Overlooking: Block A and B has been designed with major windows only proposed along the northern and southern gable end elevations. Limited glazed openings are proposed to the side elevation directly addressing the side access path at ground level. The side boundaries are indicated as 1.8m block wall. I do not consider any undue overlooking issues to be likely from the proposed ground level windows.

8.3.4. At first floor level, major windows are located along the primary facades addressing Shantalla Road and Willow Park. Windows proposed along the side elevation, at upper floor level, open onto the proposed balcony which is further restricted by 1.8m high privacy screens (obscure glazing). The appellant has raised concerns regarding possible direct overlooking issues from the upper floor balcony provided for Block B. However, the first-floor level windows proposed for Block B would have a separation distance above the required minimum of 16m (as per SPPR1 of Compact Settlement Guidelines 2024) with the rear elevation windows of No. 6 Shantalla Road. Any overlooking impacts would be limited to the rear garden area of the adjoining unit No. 6 Shantalla Road. Section 11.3.1 (d) of the Development Plan state that residential units shall generally not directly overlook private open space from above ground floor level by less than 11m minimum. Section 11.3.2.(b) of the Development Plan allows for the reduction of these standards in the interest of sustainability based on performance-based criteria. I consider the provision of privacy screens, c.1.8m high, to sufficiently address any direct overlooking issues without compromising natural light received by the units.

8.3.5. Within the site, the separation distance provided between the two upper floor apartments is c.13.5m. This is considered acceptable given there are no directly opposing windows within the permitted scheme serving the upper floor units. I am satisfied that the proposed measures would mitigate any undue overlooking impacts from the proposed development.

#### **8.4. Revised Arrangement**

8.4.1. In response to the appellants case the applicant has suggested revisions to the proposal including replacement of permitted upper floor, 2-bedroom unit in Block B with a 1-bedroom unit. In addition, to improve daylight for future occupiers of the apartment units, 2 no. rooflight openings (each) are being proposed to serve the living areas of upper floor units and 1 no. window is proposed for each ground floor unit along their side elevation in both apartment blocks. The additional measures are acceptable as it would result in an overall improved standard of living for future residents. The changes would allow all units to achieve the minimum internal floor area standards specified by the Apartment Guidelines, 2025, as well as improve natural daylight reception and ventilation for the living spaces of the proposed units.

## 8.5. Other Issues

- 8.5.1. Parking/ Access: The scheme is only provided with pedestrian access. No in-curtilage car parking provision is provided for the development. The omission of car parking was not considered to be an issue at this location by the Planning Authority in their assessment. The subject site is located at walkable distance of University Hospital Galway, University of Galway Campus, Galway City Centre and Galway Train Station. As per Section 11.3.3 of the Development Plan on developments in 'Inner Residential Areas', a reduced overall car parking standard is applicable on grounds of sustainability where locations are served by public transport or located close to high density employment areas. The subject site would qualify for this relaxation. SPPR3 of the Compact Settlement Guidelines, 2024 also allows for the omission of car parking in city centre and urban neighbourhood sites within the five cities. The elimination of car parking from the proposed development is thereby considered acceptable. The applicant shall agree construction access arrangements with the Planning Authority prior to commencement of development. If permission is considered by the Commission, it is recommended that a condition is included in this regard.
- 8.5.2. Bicycle Parking: The scheme includes provision for 10 no. bicycle parking spaces. The proposed quantum of bike parking is acceptable as per the Development Plan standards and SPPR 4 of the Compact Settlements Guidelines, 2024. Condition No. 3 of the permission sought to provide enclosed bicycle parking facilities within the scheme. The Compact Settlement Guidelines also require a dedicated facility of permanent construction for cycle parking and storage. If permission is considered for the development I recommend the inclusion of this condition.
- 8.5.3. Boundary Treatment: The appellant has raised that the submitted drawings have not clearly indicated the boundary treatment strategy for the proposed development and the relation with existing 1.2m boundary wall. On site visit, I found the existing wall between No. 7 and No. 6 to be in a state of bad repair with some sections in a collapsed state. I note that the planning application stage drawings submitted included some details of the boundary treatment measures proposed. A 1.8m tall boundary wall is indicated along the shared side boundaries. The applicant has not indicated the retention or removal of existing boundary walls. I note the concerns

raised by the appellant with regard to the difference in ground levels and possible impact from proposed scale of works on subject site. However, I consider a 1.8m tall boundary wall to be necessary here to protect the residential amenities of adjoining residential sites. If permission is being considered by the Commission for the proposed development, I recommend the inclusion of a condition requiring the construction of a 1.8m side boundary walls as measured from the ground level of subject site to be undertaken prior to the commencement of construction of the proposed apartment blocks on site.

8.5.4. Within the site boundary, the applicant has proposed low boundary walls (c.0.6m high) for the proposed access to individual front doors of each unit along the front and rear boundaries, as well as cast-iron fencing along the boundaries addressing Shantalla Road and Willow Park. The Planning Authority sought to make changes to the boundary treatment by condition No. 6 which required the omission of the proposed c.0.6m tall boundary walls to the front of Block B addressing Willow Park so that the access to the block is via one open space, as well as requesting the relocation of side gates to align with the front facades of the apartment blocks. This is considered acceptable given the site constrains here. The details of the boundary treatment can be agreed with the Planning Authority at compliance stage if permission is being considered.

8.5.5. Inaccurate Drawings: The appellant has raised concerns regarding the accuracy of the drawings used at application stage for the planning assessment. Works have been carried out to No. 6 Shantalla Road (under Reg. Ref. 14195) replacing the single storey rear extensions with 2-storey extension to the rear. These works are not updated on the baseline mapping used by the applicant. The existing building on No. 6 Shantalla Road does not include any side elevation windows that will be impacted by the proposed scheme on subject site. The applicant has submitted revised drawings in response to the subject appeal showing the actual extend of the development on neighbouring site. Additional side elevation and contextual elevation drawings have also been provided. The minor alterations suggested at appeal stage are not material to change the nature or scope of the proposed development. I consider all issues raised in relation to the drawings to be resolved. The submitted drawings provide a satisfactory basis for the consideration of the appeal by the Commission.

## **8.6. Conclusion:**

The subject development is located within an suburban location, in close proximity of Galway City centre, and within accessible distance of key employment and education centres. The proposed development will allow for an under-utilised, brownfield site to be brought into residential use. The revised development if permitted would provide for 2 no. 2 bedroom units and 2 no. 1-bedroom units that will improve the existing housing typology and tenure at this location within an accessible distance of the city centre. The development, subject to condition, would therefore be in accordance with the proper planning and sustainable development of the area. It is recommended that permission be granted for the proposed development subject to conditions.

## **9.0 AA Screening**

- 9.1.** I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2.** The subject site is not located within a designated site. The site is located c.475m from Lough Corrib SAC (Site Code 000297) and c.1km from Galway Bay Complex SAC (Site Code 000268) and Inner Galway Bay SPA (Site Code 004031).
- 9.3.** Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.4.** The reason for this conclusion is as follows:
- Scale and size of the proposed development within an existing urban setting.
  - The lack of connections to the SAC.
  - Connection to public water, drain and sewer.
- 9.5.** I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## **10.0 Water Framework Directive**

- 10.1.** An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.
- 10.2.** Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 10.3.** In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.
- 10.4.** Accordingly, the proposed development is considered to be compliant with the requirements of Article 4

## **11.0 Recommendation**

- 11.1.** I recommend that permission be granted for the following reasons and considerations set out below:

## **12.0 Reasons and Considerations**

Having regard to the subject site location, its proximity to services and employment centres, it is considered that the proposed development would allow for the efficient redevelopment of an under-utilised, brownfield site. Subject to conditions, the proposed development would not seriously injure adjoining residential amenities or the established character of the area. The scale of proposed development is in accordance with the provisions of Compact Settlement Guidelines for Planning Authorities, 2024 and Galway City Council Development Plan 2023-29. The proposed development, subject to conditions, would therefore be in accordance with the proper planning and sustainable development of the area.

## 13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on 03 April 2026, and as lodged at appeal stage with An Coimisiún Pleanála on 30 June 2026 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 buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The applicant shall replace the proposed brick façade along Shantalla Road with nap plaster finish. The proposed brick finishes for Block B shall be the same as that used in the adjoining residential development to the west. A 2-way, obscure glazing (permanent) screens 1.8m tall shall be provided for the upper floor balconies.

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

3. A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The boundary treatment scheme shall provide a c.1.8m tall wall along the boundary shared with No. 6 and No. 8 Shantalla Road. The works on the boundary wall shall be completed prior to the commencement of construction works for the proposed apartment blocks.

**Reason:** In order to screen the development, in the interest of visual and residential amenity.

4. 10 no. enclosed safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including

cargo bicycles and individual lockers. The applicant shall ensure the provision of a 1m wide access path between the bicycle parking spaces and proposed amenity space here. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure the satisfactory completion and maintenance of this development.

6. 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 and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted. Thereafter, the 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.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

**Reason:** In the interest of public health.

8. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

9. 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 amenity.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including construction access arrangement, hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

11. A wheel washing facility shall be provided for the duration of the construction period, adjacent to the site exit, the location and details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of traffic safety and biosecurity.

12. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 to 1300 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

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

13. 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:** To ensure that the public road is satisfactorily reinstated, if necessary.

14. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

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Sandra Eapen

Planning Inspector

31 August 2026

## Appendix 1: Form 1 EIA Pre-Screening

|                                                                                                                                                                                                                                                                       |                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Case Reference</b>                                                                                                                                                                                                                                                 | PL-501410-GC-26                                                                     |
| <b>Proposed Development Summary</b>                                                                                                                                                                                                                                   | The construction of 4 no. apartment units on a brownfield site measuring c.0.031ha. |
| <b>Development Address</b>                                                                                                                                                                                                                                            | <b>No. 7 Shantalla Road, Galway City</b>                                            |
| <b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>                                                                                                                                                                                                                        |                                                                                     |
| <b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>                                                                                                                                                            | <input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.         |
|                                                                                                                                                                                                                                                                       | <input type="checkbox"/> No, No further action required.                            |
| (For the purposes of the Directive, "Project" means:<br>- The execution of construction works or of other installations or schemes,<br>- Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) |                                                                                     |

|                                                                                                                                                                                                                                                                               |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>                                                                                                                               |                                                                                                     |
| <input type="checkbox"/> Yes, it is a Class specified in Part 1.<br><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>                                                                                                                   | <b>State the Class here</b>                                                                         |
| <input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3                                                                                                                                                                                  |                                                                                                     |
| <b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b> |                                                                                                     |
| <input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.<br><b>No Screening required.</b>                                             |                                                                                                     |
| <input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.<br><b>EIA is Mandatory. No Screening Required</b>                                                                                                                       |                                                                                                     |
| <input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.                                                                                                                                                                         | <b>Part 2, Class 10(b)(i) Infrastructure projects, construction of more than 500 dwelling units</b> |

|                                                                                                                                                                 |                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Preliminary examination required. (Form 2)</b><br><b>OR</b><br><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>                  |                                                                           |
| <b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b> |                                                                           |
| <b>Yes</b> <input type="checkbox"/>                                                                                                                             | <b>Screening Determination required (Complete Form 3)</b>                 |
| <b>No</b> <input checked="" type="checkbox"/>                                                                                                                   | <b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b> |

**Inspector: Sandra Eapen    Date: 31 August 2026**

## Appendix 2: Form 2 - EIA Preliminary Examination

|                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b>                                                                                                                                                                                                                                                                        | PL-501410-GC-26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Proposed Development Summary</b>                                                                                                                                                                                                                                                          | The construction of 4 no. apartment units on a brownfield site measuring c.0.031ha.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Development Address</b>                                                                                                                                                                                                                                                                   | No. 7 Shantalla Road, Galway City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Characteristics of proposed development</b><br><br>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health). | <b>Briefly comment on the key characteristics of the development, having regard to the criteria listed.</b><br><br>The proposed works have a modest footprint of c. 242sqm, is a standalone project located on a brownfield site within an urban location. The works would not require substantial natural resources or give rise to significant risk of pollution or nuisance beyond its immediate vicinity. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p> | <p><b>Briefly comment on the location of the development, having regard to the criteria listed</b></p> <p>The development site is predominantly located in an urban setting and comprise of c.0.031 ha brownfield site. The development is removed from any sensitive natural habitats and designated sites and landscapes of significance identified in the Development Plan. While the effects of such work have not been fully assessed, the effects of such are localised are not considered so significant to require EIA.</p> |
| <p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>                                                                                                                                                        | <p><b>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</b></p> <p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>             |
| <p><b>Conclusion</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| <b>Likelihood of Significant Effects</b>                                      | <b>Conclusion in respect of EIA</b> |
|-------------------------------------------------------------------------------|-------------------------------------|
| <b>There is no real likelihood of significant effects on the environment.</b> | <b>EIA is not required.</b>         |

**Inspector: Sandra Eapen**

**Date: 31 August 2026**

