Inspector's Report

ACP-501751-GC-26

Development	Subdivision of residential site, construction of two-storey dwelling, new site entrance, demolition of garage erection of two domestic sheds, with all associated site development.
Location	29 Threadneedle Road, Salthill, Galway
Planning Authority	Galway City Council
Planning Authority Reg. Ref.	2660147
Applicant(s)	Ferghal Blaney.
Type of Application	Permission.
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellants	John and Deirdre Boylan.
Observer(s)	None
Date of Site Inspection	21st September 2026
Inspector	Ann Bogan

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1.0 Site Location and Description

1.1. The site is located on Threadneedle Road, Salthill, an established residential suburb on the west side of Galway City, close to the coast. There are also non-residential uses on Threadneedle Road, including two schools, a tennis club, and a hotel, with resultant variation in building form and scale.

1.2. Many of the houses along Threadneedle Road are two storey detached dwellings on large plots, and there are also a number of single storey dwellings, semi-detached dwellings and a row of four terraced houses, in the general vicinity of the site. There is significant variation in house design and style, including traditional two storey dwellings with pitched roofs, many with porches and various other projections to the front; some dwellings have gable end facing the street and there are a number of newer dwellings of contemporary design. Building lines vary, with no consistent building line along this section of the road.

1.3. There is an existing two storey house with a pitched roof on the subject site, with a single storey garage and utility room to the (north) side. The house has a projecting flat concrete canopy running from the enclosed porch to the end of the garage. Part of the ground floor façade is faced with grey stone while the remainder of the façade has a smooth plaster finish.

1.4. There is a narrow passageway c500-600mm wide to the northern side of the house and the rear garden can also be accessed via the garage. Apart from a patio immediately adjoining the house, the rear garden is at a higher level than the house and is accessed via three steps and slopes gradually towards the rear boundary. The site is bounded by concrete block walls of varying heights. There is extensive hedging/shrubs along the northern boundary, some of which are overhanging from the neighbouring garden, and also hedges/shrubs along the rear (eastern) and southern boundaries.

1.5. There is a two storey dwelling (No 31 Threadneedle Road on the adjoining site to the north (the appellants), of similar height to the house on the subject site, with a single storey section adjoining the boundary with No 29, and a two storey dwelling to the south (No 27) with gable end fronting onto the road. The front building line varies, with No 29 positioned nearer the road than the other two adjacent dwellings.

2.0 Proposed Development

2.1. The site boundary, as defined in the site location map submitted, takes in the full site of the existing dwelling.

2.2. Proposed development consists of

- Demolition of garage and utility room (30sq.m)
- Subdivision of site of existing dwelling to create a site 311sqm in area, to facilitate construction of new semi-detached three bedroom dwelling, 123sqm in area and 21.33m in length from front to back
- Front part of proposed dwelling is two-storey to match height and ridgeline of existing dwelling (with a short two storey section to the rear having a flat roof)
- Rear single storey element of proposed dwelling has a mono pitch roof, sloping northwards and extending 12.4m into the rear garden of the existing dwelling
- Floor level of proposed house and patio to rear are at similar floor level as existing house, while the rear gardens are c600mm higher
- Construction of new entrance to serve existing dwelling
- Construction of domestic shed (4sq.m) to rear of proposed dwelling
- Construction of domestic shed (18sq.m) to rear of existing dwelling
- Application is accompanied by a Daylight and Sunlight Assessment of the impact of the proposed development and a Planning Statement.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Planning authority decided to grant permission, subject to 17 largely standard conditions on 26/06/2026

3.1.2. Conditions of note include the following:

Condition 2: Prior to the commencement of development, a revised site shall be submitted for the written agreement of the Planning Authority, which shall remove the proposed additional exit, and submit a design utilising only the existing exit.

Condition 4: The roof of the extension hereby granted shall be designed such that the eaves do not overhang the adjoining property and such that water run off does not flow into the adjacent property.

Condition 10: The residential unit shall not be used for short term lettings as defined in the Residential Tenancies (Amendment)Act 2019 and the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019.

Condition 11

Notwithstanding the provision in the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended, no extension, shed store, garage or other free-standing structure (other than structures applied for in this application), shall be erected within the curtilage of the dwellinghouse without a prior grant of planning permission.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

- The Planning Officer's report addressed the reasons for refusal of previous permission for dwelling on the site by ACP, in the context of the current revised application and pattern of development in the area
- The Planning Officer considered the height, design of front elevation and the building line of revised proposed dwelling to be acceptable, and that proposed two storey element and single storey section to rear would have little impact on neighbouring properties in terms of overshadowing or overlooking
- The report considered Development Plan and National policies and guidance and concluded "Threadneedle Road contains a mix of uses, building forms and site/plot sizes, where a mixture of types of developments and redevelopments have been permitted over a long period of time, and as such the redevelopment of sites along this

roadway is part of the natural process of urban development/redevelopment". Cited permission granted by ACP for sub-division of site of former dwelling for two dwellings in nearby estate (ABP322248-25)

- Report also states "these residential zoned lands would easily fall within the consideration of the city development plan policies for redevelopment, along with fitting into areas considered for higher density development as outlined in the compact growth guidelines".

- Report concludes that "insertion of one dwelling to the side of an existing house along this roadway is considered to be an acceptable form of development in this area" and recommends permission subject to conditions

- AA screening concluded that having regard to limited nature and scale of proposed development within existing built up area and connected to existing services and absence of connectivity to European sites no Appropriate Assessment issues arise as proposed development would not be likely to have significant effect on European sites

- EIA Screening concluded having regard too limited nature and scale of proposed development in existing built up area with connection to existing services and absence of any significant environmental sensitivity in the vicinity there is not real likelihood of significant effect son the environment arsing form the proposed development and the need for EIA can be excluded at preliminary examination and a screening determination is not required.

3.2.2. Other Technical Reports

- Drainage Engineer: No objection subject to condition requiring surface water disposal within the site

- Transport Dept: Revised layout recommended with removal of proposed additional exit and a design utilising only the existing exit.

3.3. Prescribed Bodies

Uisce Eireann: requires applicant to enter into connection agreement with Uisce Eireann prior to commencement of development and other standard requirements.

3.4. Third Party Observations

From occupants of 31 Threadneedle Road:

- Out of character with the area with detached dwellings, separation between dwellings, open character
- Previous refusal by ACP
- Inappropriate form of backland development
- Overbearance, siting layout scale massing and building line
- Layout and proposed access close to their property
- Overshadowing
- Drainage
- Inaccuracies in drawings
- Conditions in event of grant of permission

Occupants of 27 Threadneedle Road:

- If new residence is overlooking back garden and patio of 27 Threadneedle Rd, request they use small windows with obscured glass.

4.0 Planning History

4.1. ACP 322786-25 (Pl Ref No 25/60006) Permission refused for demolition of existing domestic shed, construction of dwelling and all site works on 24th October 2025 for following reasons and considerations (Note - Commission disagreed with Inspector's recommendation):

It is considered that the proposed dwelling which incorporates a narrow gable-ended building fronting onto Threadneedle Road constitutes an incongruous addition to the streetscape which is out of character with the prevailing pattern of development of the area, would adversely impact on the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed development by virtue of its excessive scale and size in such close proximity to the northern boundary of the site would result in an unacceptable level of overbearance and overshadowing which would result in an significant and adverse impact on the residential amenity of adjoining properties to the

north and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission is not satisfied based on the drawings submitted, that the proposed dwelling, and in particular the fenestration arrangements to serve bedroom number 2 provides a suitable level of amenity for future occupants of the dwelling house having particular regard to the high level, north facing window which will incorporate obscure glass. The Commission has concerns that this habitable room may not be afforded adequate levels of aspect, daylight and sunlight. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Notwithstanding the letter of consent submitted, the Commission has concerns that the fenestration arrangements on the proposed dwelling will give rise to direct overlooking to the rear garden of the dwelling to the immediate south thereby seriously injuring the residential amenities of existing and future occupants of existing house of number 29 Threadneedle Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

5.0 Policy Context

5.1. Development Plan

Galway City Development Plan 2023-2029 came into effect on 4th January 2023 (the Development Plan).

The site is located in an area zoned Residential 'R' in the Development Plan, with the following objective:

'To provide for residential development and for associated support development which will ensure the protection of existing residential amenity and will contribute to sustainable neighbourhoods'.

Section 3.4 Sustainable Neighbourhood Concept

The Development Plan uses the sustainable neighbourhood concept to divide the city into sustainable residential neighbourhoods. The Plan refers to sustainable neighbourhoods based on the 15minute city concept and also refers to the need to

increase residential density, provide for a mix of housing stock and provide for housing adaptability to meet changing needs.

Density

For Galway City, net residential densities will generally be in the range 50–200 dwellings per hectare (dph) in central and inner urban neighbourhoods, and 35–100 dph in suburban and urban extension locations, in accordance with the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024."

Housing Mix

"The creation of successful residential neighbourhoods is about the provision of opportunities for homes which respond to the housing needs of people at all stages of life and where communities can become established and grow. Providing a mix of house types and sizes supports 'lifetime communities' where people can access accommodation suitable to their needs over their lifetime within their neighbourhood. It allows for sustainable use of community services and increased social inclusion. It can also provide a more attractive residential development due to diversity of form. Proposed residential developments will need to provide sufficient housing mix to meet the requirements of different households and demographics and in particular to reflect emerging household trends. The provision of live-work homes to accommodate small enterprise and home working can add to housing diversity and will be considered having regard to impact on residential amenity, traffic generation and car parking.

This subject site is located in an area categorised as 'Established Suburbs' (Fig 3.1) in the Development Plan and the following guidance and policy applies:

Section 3.6 Sustainable Neighbourhoods: Established Suburbs

….Potential exists in the established suburbs for smaller infill development opportunities which can enhance the diversity of house type and contribute to local character. Infill development must respect and respond positively to the character of the area and will be required to have regard to the existing pattern of development, plots, blocks, streets and spaces. It should not be of such a scale that represents a major addition to, or redevelopment of, the existing urban fabric, and must protect the amenity of existing and future residents. Well-designed higher density infill development will be considered in

suitable locations, as guided by the Galway Urban Density and Building Height Study (2021).

Such development will be required to demonstrate a positive contribution to the urban fabric, respect and contribute to existing amenity and character and deliver sustainable benefits. Similarly, where replacement dwellings are proposed, the sustainable benefits must be clearly demonstrated and any such development must make a positive contribution to the area's urban fabric and amenity and character.

Policy 3.5 Sustainable Neighbourhoods: Established Suburbs

Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets.

Chapter 11 Part B Development Standards

11.3.1 Residential Development

11.3.1(c) Private Open Space: Private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit.

11.3.1(d) Overlooking: 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.

11.3.1(e) Daylight: All buildings should receive adequate daylight and sunlight. All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights. Daylight sunlight and/or overshadowing assessment, utilising best practice tools, may be required to assess the impact of development on the amenity of adjoining properties. The requirement for such assessments will be agreed with the planning authority prior to planning application. In this regard, development shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd Edition): A Guideline to Good Practice (BRE 2011) and BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting' or any updated guidance

11.3.1(f)Distance between dwellings for new development: The distance between side gables and side boundaries of dwellings shall generally be a minimum of 1.5 metres.

5.2. **National Policy**

National Planning Framework First Revision (2025)

Promoting compact growth and achieving effective density and consolidation, rather than urban sprawl, is a top priority of the NPF. It aims to deliver a greater proportion of residential development with in the built up area of our cities, towns and villages as outline din NPO 7:

The NPF sets out a targeted pattern of growth for Galway City and Suburbs to 2040 of between 40,000 - 45,000 people.

Relevant Policy Objectives include:

National Policy Objective 2a: A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs.

National Policy Objective 3b: Deliver at least half (50%) of all new homes that are targeted in the five cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)

The Guidelines set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

Chapter 3, Section 3.3 Settlements, Area Types and Density Ranges 3.3.1 Cities and Metropolitan (MASP) Areas, Section (iii) states:

- *City - Urban Neighbourhoods; The city urban neighbourhoods category includes: (i) the compact medium density residential neighbourhoods around the city centre that have evolved over time to include a greater range of land uses, (ii) strategic and sustainable development locations; and (iii) lands around existing or planned high capacity public transport nodes or interchanges (defined in Table 3.8) – all in the city and suburbs area. These are highly accessible urban locations with good access to employment, education and institutional uses and public transport. It is a policy and objective of these Guidelines that residential densities in the range 50 dph to 200 dph (net) shall generally be applied in urban neighbourhoods of Limerick, Galway and Waterford*.

Development standards for housing which aim to achieve more compact forms of development are set out in Chapter 5 of the guidelines:

SPPR 1: Separation Distances: a minimum of 16m between opposing windows above ground level serving habitable rooms at the rear and side of dwellings

It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms16 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.

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

SPPR 2: Minimum Private Open Space Standards for Houses: A new 3 bedroom house is required to provide a minimum of 40sqm of private open space. For urban infill sites of smaller sites (up to 0.25ha) the space may be relaxed on a case by case basis subject to overall design quality and proximity to public open space.

SPPR 3 Car parking: In city centres and urban neighbourhoods the maximum car parking provision shall be 1 space per dwelling

5.3. **Natural Heritage Designations**

- Galway Bay Complex SAC, located c500m to the south
- Lough Corrib Complex SAC, located c4km to north-east
- Inner Galway Bay SPA, located c500m to the south.

6.0 EIA Screening

6.1. 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**

Appeal by occupants of adjacent dwelling to north:

Previous ACP decision

- Insufficient weight given by planning authority (PA) to Commission's previous decision as a material planning consideration
- PA planning report disagrees with Commission's conclusion view that that narrow subdivision sites are out of character with Threadneedle Road. Appellant submits this is inconsistent with Commission's established findings regarding this area
- Examples relied on in PA report are not directly comparable
- Commission refusal reason No1 remains applicable as despite being attached to existing dwelling, proposed house would be more visually dominant than previously refused dwelling, due to its scale, massing, elongated form, projecting building line, porch design, roof design, fenestration and materials.
- Proposed dwelling would have overbearing and overshadowing impacts on neighbouring properties due to increased length and proximity to boundary and refusal reason No 2 therefore still applies
- Concerned that inconsistencies between drawings, appear to show first floor windows overlooking their property
- Several aspects of the design raise issues regarding amenity of occupants of the dwelling and therefore refusal reason No3 still applies
- Replacing previous design with larger semi-detached house design with long rear extension, has exacerbated the adverse impacts on neighbouring properties and on the established pattern of development in the area

Overbearing Impact and Boundary Proximity

- Galway City Development Plan requires distance between side gables/ boundaries of dwellings to be a minimum of 1.5m which helps to protect residential amenity and avoid overbearing development.
- In this case an existing single storey garage is proposed to be replaced by a larger structure, the two storey section of which is 10.3m long, 7.97m high and only 900mm from side boundary, and single storey section 12.35m long and only 300m from side boundary, resulting in an overbearing impact on adjacent property (No 31 Threadneedle Road)

- Previous proposed structure was 15.2m in length while dwelling now proposed is 7.45m longer
- Glazed canopy between two-storey section and boundary wall [to south] also has potential overbearing impact on adjoining property
- Proximity of rear extension to boundary of No 31 means that future maintenance may require access from adjoining property adversely affecting privacy and enjoyment of their garden, contrary to guidance in Design Manual for Quality Housing 2021 (para 3.6.11)
- Refers to two cases where the Commission has regarded proximity to side boundaries as legitimate reason for refusal (PL06F.249381 and ABP-301598-18)

Overshadowing and Residential Amenity

- Located immediately to south of No 31, the proposed development, which replaces a modest single storey garage, is likely to materially increase overshadowing
- Nothing within the Daylight and Sunlight assessment submitted with the application gives reassurance that overshadowing concerns previously identified by Commission have been satisfactorily addressed
- Questions conclusion on page 23 that overshadowing of their amenity space would be reduced, despite taller building proposed
- Assessment itself indicates additional overshadowing will occur particularly from midday onwards from 21 Sept and 21 March
- Increased overshadowing would reduce natural light within dwelling, diminish usability of rear garden and increase reliance on artificial lighting, adversely impact residential amenity

Failure to Consider Reasonable Mitigation

- Emhasise they are not opposed to development of site in principle, concern that current layout aims to maximise floor area rather than minimising impact on residential amenity
- Alternatives could have included setting development back 1.5m from boundary; maintaining a maintenance corridor along northern boundary; reducing depth of rear

projection; relocating development further south in site; reducing height and roof profile, omitting wrap around porch

- Submit that proposal does not represent least intrusive form of development achievable on site.

Character of Area/Plot Subdivision

- Acknowledges that change to semi-detached dwelling rather than detached dwelling proposed in previous application, addresses in part Commission's concerns re visual appearance and integration with existing dwelling, however proposal still seeks to subdivide established plot to create a new planning unit, which Commission previously considered unsuitable for subdivision

- Does not accept planning assessment argument that it will read as a single dwelling from street, and considers that due to scale length and design it will read as substantial addition, rather than a subordinate extension to existing dwelling

- Submits that concerns relating to plot subdivision, site intensification (with large rear projection), and compatibility with established pattern of development remain materially relevant and proposal would detract from character of the area

Building Line and Visual Impact

- Acknowledge that No 29 sits forward of No 27 and No 31, however proposed, development would further extend this projection by 1.65m resulting in overall projection to 3.1m, further emphasised by wrap around porch feature.

- Preferable for new development to step back from dominant building line to reduce visual prominence. Approach is inconsistent with Design manual for Quality Housing (2021 which states "*existing building lines should generally be maintained*" (Para 3.6.11)

- By reason of its forward projection, rear extension (breaking rear building line) and overall scale, proposed development fails to respect character of area and would appear visually dominant within the streetscape

Design and Form of Proposed Development

- Design of proposed development further reinforces concerns re relationship between building and northern boundary, with rear extension c300mm from boundary.

- Less intrusive design solution achievable by increasing setback from northern boundary, reducing depth of rear extension and simplifying elements of design would significantly reduce impacts on residential amenity

Additional Concern re Boundary Treatment

Refers to PA condition No 5 which regulates construction and height of boundary walls and notes that drawings do not clearly identify full extent of works to shared boundary wall.

If Commission minded to grant permission requests conditions be included including ensuring agreement of adjoining owners prior to any works to shared walls, certification of works to walls by suitably qualified engineer, structural supports for walls to be entirely within curtilage of No 29, shed to be freestanding and 900mm from boundary.

Additional Procedural Concerns

Reference to discrepancies inconsistencies with application documentation, outlined in Appendix D (Note: Appendix D does not appear to be included in appeal documentation on file).

7.2. **Applicant Response in the case of a 3rd Party Appeal**

- None

7.3. **Planning Authority Response**

- None

7.4. **Observations**

- None

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including the submissions received in relation to the appeal and having regard to the relevant local and national policies and guidance, I consider that the substantive issues to be considered in this appeal are as follows:

- Principle of the Development
- Visual Impact
- Residential Amenity
- Private Open Space
- Northern boundary

8.2. **Principle of the development**

8.2.1. National and Regional policy as outlined in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the northern and western region (RSES) aims to achieve more compact development with a particular focus on cities such as Galway. Urban infill development is specifically referenced in the NPF Section 4.5. The NPF targets a significant proportion of future urban development within urban infill/brownfield sites within the built footprint of existing urban areas.

8.2.2. Reflecting national and regional policy, the Development Plan Core Strategy includes Policy 1.4.4, which seeks to "support the compact growth of the city by promoting development on designated Regeneration and Opportunity Sites, by the re-development of brownfield and underutilised lands and through encouraging the reuse and adaptation of the existing building stock".

8.2.3. Section 3.6 of the Development Plan categorises the site as within the Established Suburbs under its Sustainable Neighbourhoods strategy The policy for these areas is to "Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets"(Policy 3.6).

8.2.4. The Development Plan Sustainable Neighbourhoods approach also states that "providing a mix of house types and sizes supports 'lifetime communities' where people can access accommodation suitable to their needs over their lifetime within their neighbourhood."

8.2.5. The subject site is in a predominantly residential area with supporting community uses such as schools and sports facilities. The area is well served by public transport, with

a bus route serving Threadneedle Road (401) and others nearby in Salthill Promenade, it is within 2.5km of the city centre and is well served by recreational and other amenities. While many of the houses are detached and on generously sized plots, there are also semi-detached, terraced houses and apartment developments in the vicinity. The residential buildings are intermixed with several substantial structures on extensive plots, providing community services and other uses. The pattern of development in the area, therefore, has considerable variation.

8.2.6. The PA planners report references a recent permission granted on appeal in a nearby estate (ABP322248-25) replacement of a single dwelling by two detached dwellings. While not directly comparable, I consider that the broader national and local policy regarding densification to create more compact development as similar in both cases.

8.2.7. Chapter 3 of the Compact Settlement Guidelines refers to 'Urban Neighbourhoods ' in the cities which have good access to employment, education and institutional uses and public transport and recommends densities of 50 to 200dbh in such areas in the main cities such as Galway. I concur with the PA Planner that this area falls within the definition such an urban neighbourhood.

8.2.8. While it is not practical to achieve the envisaged densities due to the constraints and pattern of development in the area, taking account of the location and residential zoning of the site, national and local policy on compact and infill development, and the aim of creating lifetime communities through a mix of housing types, I am satisfied that subdivision of a large residential plot such as this to incorporate one additional dwelling, can be considered acceptable in principle, subject to considerations such as visual impact, design, and impact on residential amenity.

8.3. **Visual Impact**

8.3.1. The previous proposal (ACP 322786-25) was for a detached two storey dwelling with a parapet height of 8m to the north of the existing dwelling, on the site of the single storey garage which was to be demolished. Condition No 1 of the refusal of permission by the Commission considered that the dwelling, which incorporated a narrow gable ended building fronting Threadneedle Road, would be out of character with the prevailing pattern of development and would adversely impact the visual amenities of the area.

8.3.2. I observed during the site inspection that there is no consistent building line along Threadneedle Road, with considerable variation evident along the street. The building line of No 29, for example protrudes out beyond that of No 31 and No 27 Threadneedle Road and there are other examples where the building line is forward of No 29.

8.3.3. The current proposal has been significantly amended from that previously refused permission. The proposed dwelling is now attached to the existing dwelling. The front building line of the existing dwelling is maintained at first floor level and the front roof profile and ridgeline match that of the existing dwelling. There is no longer a gable end facing the street, as in the previous design. The depth of the two -storey section largely matches that of the existing dwelling (apart from a 1.5m protrusion to the rear), The single storey section to the rear extends further into the rear garden than the previous proposal and this issue is assessed further below.

8.3.4. The ground floor has a protruding canopy which echoes the canopy of the existing dwelling, however it is a more visually dominant feature than the existing canopy. A section of the front facade at ground floor level extends beyond the main face of the existing dwelling, but not beyond the line of the canopy. I do not consider this minor deviation from the existing building line to be significant, in view of the considerable variation along the street. The façade of the proposed dwelling incorporates stone facing, similar to that used as a feature on the existing dwelling

8.3.5. I did not observe any existing subdivisions of residential plots in the vicinity and this subdivision might therefore be considered out of keeping with the general pattern of development of the area, however, there is variation in plot size and building form in the area. Furthermore, it is not uncommon for dwellings on Threadneedle Road to fill almost the entire width of their plots. In this instance, although it is a separate dwelling, the proposed development would appear at first glance as similar to an extension to the existing dwelling. Overall, I am satisfied that the design of the dwelling as presented to the public domain is not out of character with the existing dwelling or of the wider area, particularly taking into account the variation in design, form and building lines occurring in the area.

8.3.6. In conclusion, I believe therefore that the proposed revised design as it appears from the public domain would not have a materially adverse impact on the visual amenities of the area.

8.4. **Residential Amenity**

8.4.1. Many of the issues raised in the appeal relate to potential adverse impact of the proposed development on the amenities of the existing dwelling to the north and on amenities of the existing dwelling on the subject site and of the proposed dwelling. The alleged overbearing nature of the development, potential overshadowing and overlooking are particular concerns raised.

8.4.2. Overbearing: The two storey section of the proposed dwelling extends c2m behind the rear building line of No 29, considerably less than the previous proposal, which envisaged the two storey dwelling extending. c7m behind the rear building line of the existing dwelling. This change reduces the potential of the proposed development to appear overbearing when viewed from the private rear garden of the neighbouring dwelling, No 31. Furthermore, as the rear building line of No 31 is set back behind the rear building line of No 29, the two storey section of the proposed dwelling will be to the front and side of the adjoining dwelling, rather than facing the rear garden, and is therefore unlikely to appear unduly overbearing when viewed from the rear of No 31.

8.4.3. The rear single storey element extends c12.4m into the rear garden, with its northern wall positioned parallel and close to the boundary wall with No 31. It has a mono pitch roof with (3.7m a height at its highest point) on the southern side of the structure which is slopes down to its lowest point adjacent to the northern boundary with No 31. The ground level of the existing rear garden is reduced by c600mm to accommodate the single storey element of the proposed dwelling and patio, which should reduce its apparent height when viewed from the adjoining garden to the north. At present there is extensive tall vegetation along the shared boundary, most of which is planted in the garden of No 31. The vegetation in No 29 would be removed and the overhanging vegetation from No 31 cut back to facilitate construction, however remaining trees and shrubs in No 31 would provide a level of screening of the proposed development.

8.4.4. Due to the relative location of the two storey part of the structure vis a vis the neighbouring dwelling, because of varying building lines, and the relatively modest height of the northern rear extension as it adjoins the northern boundary, I believe that

the impact of the proposed development will appear significantly less overbearing when viewed from the garden of No 31 than the previous proposal.

8.4.5. Due to the length of the single storey section, and its proximity to the southern shared boundary where it reaches its maximum height, I consider that it could appear somewhat overbearing when viewed from the garden of the existing dwelling at no 29. However, this will be mitigated by the fact that the floor level of the new dwelling is c600m lower than that of the existing garden.

8.4.6. Overlooking: As regards potential overlooking of No 31 by the proposed development, there are no windows shown in the side (north elevation) of the single storey section of the structure. However two windows are indicated in the northern side elevation of the two-storey element in the elevation drawing (Elevation Dwg. 4098-5) and are also visible in the general views drawing (4098-7). However, I note they are not shown on the floor plan drawings, and the Planning Statement accompanying the application states that there are no windows facing north. There is ambiguity therefore as to whether it was intended to include these windows in the application or not, resulting in potential confusion/concern for members of the public reviewing the documents.

8.4.7. One of these windows appears to be a high level window serving a bathroom and the second a tall narrow window serving a stairway. They would mainly face the side elevation of the adjacent dwelling No 31 and could possibly overlook the front garden at an oblique angle. They do not face opposing windows at ground or first floor level of No 31 and in any case do not serve habitable rooms. Therefore SPPR 1 of the Compact Development Guidelines dealing with separation distances would not apply. However, due to the ambiguity as regards whether they are intended or not, if permission were to be granted, it would be reasonable to include a condition for clarity, omitting the windows. Alternatively a condition could be included requiring them to be of obscured glass, removing potential for any overlooking of the front of the neighbouring property.

8.4.8. The southern elevation of the proposed dwelling includes windows at ground floor level serving sitting, kitchen, and living room areas. They overlook a yard/passageway to rear garden, which varies in width from 1.9m to c1m in width. It is bounded by what is indicated on the floor plan drawing as a 1.5m high wall forming the boundary with the garden of the existing dwelling, and is partially covered by a glazed canopy.

8.4.9. Development Plan section 11.3.1(f) states that for new development the distance between side gables and side boundaries of dwellings shall generally be a minimum of 1.5 metres. SPPR1 of the Compact Settlement Guidelines seeks to ensure that there is no undue overlooking of opposing windows or of private amenity space. It indicates that no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units should be included "in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy. The obligation will be on the project proposer to demonstrate that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties".

8.4.10. The Development Plan recommended distance is largely met along the southern site boundary apart from a short section where it narrows to just under 1m. The eastern-most window is at a high level and I am satisfied that overlooking towards and from the adjoining property would not be an issue from that window. However, there is potential for overlooking from the other four south facing windows, particularly from the large window to the east of the door, which has a lower cill level than the other windows, impacting on the private amenity space serving the existing dwelling. Similarly users of the adjoining garden could overlook the kitchen and living areas of the proposed dwelling, impacting amenity of occupants of that dwelling.

8.4.11. The proposed southern boundary wall is indicated as 1.5m high on the plan drawing while the garden level of the existing house is indicated as 600mm higher than level of the proposed dwelling. However, this suggests the boundary wall height would be lower when viewed from the existing dwelling and this appears to be confirmed in the section drawing (4098-4), although as the garden slopes towards the rear there may be some variation. The elevation drawing does not specify a height but appears to shows the height from the proposed dwelling side and doesn't take account of the change in levels. I am concerned that the boundary wall height would not be adequate to protect the privacy of the living areas and side private open space of the proposed dwelling or of the private open space of the existing dwelling. The fact that the applicant's parents live in the adjoining dwelling is not relevant to the assessment, as change of ownership in the future is likely to result in two separate unrelated occupants of the adjoining dwellings.

8.4.12. Efforts have been made in the design to reduce potential overlooking in the design and positioning of windows, however I belief this needs to be supplemented by raising the boundary wall between the two properties to protect amenities. I therefore recommend inclusion of a condition requiring the boundary wall between the existing house and the proposed new dwelling to be increased at height 1.8m.

8.4.13. Overshadowing: The appellants are concerned that the replacement of the existing single storey structure by the proposed development is likely to materially increase overshadowing which would reduce natural light within their dwelling, increase reliance on artificial light, diminish usability of their rear garden, and adversely impact residential amenity.

8.4.14. The Sunlight and Daylight Assessment submitted with the application assessed daylight and sunlight to the windows in the rear elevation of No 31 and found that of the 9 points assessed all conformed to BRE guideline levels and it found that daylighting of the adjacent property will not be adversely affected. Similarly, sunlight to the windows facing within 90 degrees of due south of the proposed development would not be adversely affected. Based on that analysis, I am satisfied that the proposed development would result in little or no change to the existing situation as regards daylight and sunlight to No 31.

8.4.15. The shadow analysis carried out shows that the single storey section of the development, which borders the rear garden of No 31 does not result in any significant additional overshadowing of the adjacent property in either summer or winter, mainly due to the relatively low height of the (north) side wall of this part of the proposed dwelling. It was established that the high point of the mono pitch roof will cause a shadow on the sloping part of the roof, rather than on the neighbouring garden.

8.4.16. In summer, when the sun is high in the sky there is little additional overshadowing by the two storey element of the proposed development of the adjacent property. However, in the winter months when the sun is low there is an increase in overshadowing of a portion of the garden in late afternoon from the proposed two storey section. This level of overshadowing would be similar to what would arise in other plots in the area where the neighbouring house takes in most of the width of the plot. Potential overshadowing is significantly reduced from the previous proposal due to the reduction in length of the two storey element.

8.4.17. The assessment notes that for a garden to appear adequately sunlit throughout the year, at least half of a garden should receive at least 2 hours of sunlight on 21st March. In this case the analysis showed that all garden amenity space of the adjoining properties pass this analysis for overshadowing of adjacent gardens.

8.4.18. The reduction in length of the two storey section from the previous application results in a significant reduction in risk of overshadowing the rear garden of No 31. I am satisfied based on the findings of the assessment that the increase in overshadowing resulting from the development will be limited to a relatively small part of the rear garden on the southern side close to the dwelling, in late afternoon in winter, early spring and late autumn, and most of the garden will continue to have the same level of sunlight as previously. I conclude that the change is therefore unlikely to have a material impact on residential amenity.

8.4.19. As regards, the sunlight and daylight to the south elevation of the proposed building, residential development standards in the Development Plan Section 11.3.1 (e) state "All habitable rooms must be naturally ventilated and lit and living rooms and bedrooms shall not be lit solely by roof lights". The kitchen dining area is well lit by full length glazing in the rear elevation and two roof lights, in addition to the south-facing windows, and provides a good quality of amenity to occupants of the proposed dwelling.

8.4.20. The daylight and sunlight assessment submitted with the application concluded that daylight and sunlight to the proposed development were compliant with BS EN 17037:2018 (an updated version of the standard referenced in the Development Plan). The two semi-enclosed sitting areas rely on borrowed light from the adjacent areas which is not ideal from an amenity perspective. However, this could be improved by alterations to internal layout to reduce enclosure of the sitting areas. Aside from this reservation, I am satisfied that the proposed development provides an acceptable standard of daylight and sunlight and a good quality of amenity for occupants. Rasing the level of the adjacent boundary wall significantly to improve privacy could however result in some reduction in daylight and sunlight to the interior of the structure but as the orientation is to the south, it is unlikely to have a material impact on amenity for occupants.

8.5. **Private Open Space**

8.6. I am satisfied that the 88 sqm of private open space to serve the proposed dwelling, made up of a rear and side patio and raised lawn area, is of adequate quantity to serve the amenity needs of the occupants. It exceeds the Compact Settlement Guidelines (SPPR 2) requirement of at least 40sq.m of private open space to serve a three bedroom dwelling, and would also meet the Development Plan requirement of providing private open space that is at least 50% of floor area of the dwelling. Sufficient space will also remain to meet the needs of the existing dwelling**.** Potential overlooking of private open space areas from the neighbouring gardens as outlined elsewhere in this report, may however reduce the amenity quality of the space, however this can be addressed by raising the height of boundary walls where appropriate.

8.7. **Northern boundary**

8.7.1. As noted above, Development Plan section 11.3.1(f) says that for new development "the distance between side gables and side boundaries of dwellings shall generally be a minimum of 1.5 metres". I note the reference to 'generally' and while achievable on green field sites, this distance is not always feasible to achieve in an existing built up area, and it is reasonable to take the circumstances of individual site into account. I note there are variations in separation distances between dwellings on Threadneedle Road and a number of examples where houses extend virtually the full width of the site. In this case, the existing side passage between the garage and site boundary is c500-600mm in width and already below 1.5m.

8.7.2. The 1.5m distance referred to in the Development Plan is not achieved on the northern boundary of the proposed development. The proposed two storey part of the dwelling is 900mm from the northern boundary wall and this passageway gives access to a side door into the dwelling. I believe this is adequate and acceptable in the circumstances of the site and the legacy of the distance from of the existing development from the boundary. I note the canopy that wraps around the front and side appears to project very close to the boundary and a condition ensuring it does not overhang the neighbouring property would be advisable if permission is granted.

8.7.3. The single storey element of the proposed dwelling is indicated as 300mm from the side boundary. While it should be feasible to construct the foundations and wall of the

structure within the space available, an increase to c500m would be preferable for ease of construction and maintenance. However, it is not practical to require this by way of a condition, due to the layout and design implications. Development up to or close to a boundary is not uncommon and on balance I consider the proposal to be acceptable in the circumstances of the site and unlikely to impact negatively on the neighbouring property. The onus will be on the developer to protect the adjoining property during construction and ensure that damage does not occur to the boundary wall. I note the granting of planning permission does not diminish the rights of the adjoining property owner.

8.7.4. I recommend the inclusion of a condition, similar to PA Condition No 4, requiring that eaves and rainwater goods do not overhang or discharge water to the adjoining property.

8.7.5. The appeal makes reference to Design Manual for Quality Housing (para 3.6.11), which provided guidance on the layout of new housing development. While it advocates that an owner should not have to enter another property for maintenance purposes, this may not be possible in all cases, particularly for infill development. It would ultimately be a civil matter for agreement between the parties, and could perhaps be addressed in this case by use of a finish that does not need regular maintenance.

8.7.6. There is lack of clarity on the drawings as to existing height and proposed height of the northern boundary. The elevation drawing refers to ‘proposed stepped boundary wall’ and shows a stepped wall to the rear of the proposed dwelling, showing height from 1.8m to 1.5m. The floor plan drawing shows ‘proposed northern boundary wall’ as 1.8m, and 1.2m high at the upper level. I consider a boundary wall of 1.2m insufficient to protect neighbouring private open space and recommend inclusion of a condition requiring the northern boundary wall to the rear of the dwelling to be 1.8m high to protect the residential amenity of both properties.

8.7.7. The proposed shed to the rear of the site of the proposed dwelling is shown as immediately abutting the shared boundary. There is space available to set it back from the boundary walls, as requested by the appellant, and I recommend a condition requiring it to be set back 500m from the shared boundary.

8.8. Conclusion

8.8.1. As stated above, I believe that national and local policy provides for intensification and densification of development in established residential areas such as this and therefore a proposal to split this existing large site to facilitate an additional unit should not be ruled out in principle, subject to assessment of the normal planning matters such as visual impact and protection of residential amenity.

8.8.2. I have taken account of the previous refusal of permission on the site and the reasons for same and assessed the proposed revised design in the context of local and national policies and guidance. I believe there have been significant changes in design to address the concerns raised in the previous refusal of permission.

8.8.3. I am satisfied that the proposed development has demonstrated that it will provide an acceptable standard of amenity for occupants of the neighbouring dwelling, and occupants of the existing dwelling on the site, as well as the occupants of the proposed dwelling, subject to conditions, including the raising the height of boundary walls to protect amenities.

9.0 AA Screening

9.1. I have considered the development in the light of the requirements of S177U of the Planning and Development Act 2000 as amended. The subject site is 500m south of Inner Galway Bay SPA, 500m south of Galway Bay Complex SAC and 4km north-east of Lough Corrib SAC. The development comprises the subdivision of a site, construction of a new dwelling and a new vehicular entrance, demolition of a garage and construction of two domestic sheds.

9.2. No nature conservation issues were raised in the planning appeal.

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 would not have any effect on a European Site. The reason for this conclusion is as follows:

- Nature of the works i.e. small scale and nature of the development
- Location and distance from nearest European Site and lack of connections

9.4. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on a 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. The subject site is located at Threadneedle Road, Salthill, Galway City and the nearest waterbody is inner Galway Bay. The development consists of the subdivision of a site, construction of a new dwelling and a new vehicular entrance, demolition of a garage and construction of two domestic sheds.

10.2. No water deterioration concerns were raised in the planning appeal.

10.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and groundwater water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4. The reason for this conclusion is as follows:

- The small scale of the development
- The distance from nearest water bodies and lack of hydrological connections

10.5. I conclude on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

11.0 Recommendation

11.1. I recommend permission be granted for the proposed development.

12.0 Reasons and Considerations

Having regard to the residential zoning of the site and the pattern of development in the area, it is considered that, subject to the conditions below, the proposed development would represent an appropriate form of densification of development in this well connected and serviced city location and would not have a material impact on the visual or residential amenities of the area. It would be in keeping with the provisions of the Galway City Development Plan 2023-2029 and 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 the 5th May 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. Prior to the commencement of the development a revised site layout plan shall be submitted for the written agreement of the Planning Authority, which shall show the removal of the proposed additional vehicular entrance, and a revised design utilising only the existing entrance. Entrance gates shall not open outwards.

Reason: In the interest of public and traffic safety

3. No windows shall be permitted in the northern elevation of the proposed dwelling.

Reason: In the interest of clarity and residential amenity, as the documentation submitted with the application states there are no windows proposed in the northern elevation and none are shown on the floor plan drawings, however two windows are shown on the elevation drawing.

4. Site boundaries of the proposed dwelling shall be formed by block walls, capped and rendered on both sides and be to the written agreement of the Planning Authority, prior to commencement of development:

a) The wall along the full southern boundary of the site shall be 1.8 metres in height

b) The wall on the northern and western boundary of the rear garden shall be 1.8 metres in height

c) The boundary wall beyond the front building line of the proposed dwelling shall not exceed 1.2m in height

d) Shed to rear of proposed dwelling shall be set back at least 500mm from site boundary.

Reason: In the interest of residential and visual amenity.

5. The roof shall be black in colour and the exact finish of the stone facing for the treatment of the dwelling shall be submitted for the agreement in writing with the Planning Authority prior to the commencement of development. The developer shall submit a photograph or sample brochure of the materials proposed.

Reason: In the interest of visual, residential amenity and the proper planning and sustainable development.

6. The roof and canopy on the northern side of the proposed dwelling shall be designed to ensure that eaves, rainwater goods or canopy do not overhang the adjoining property and that water run off does not flow into the adjoining property.

Reason: In the interest of residential amenity.

7. The car parking area shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Reason: To reduce surface water run-off and in the interest of environmental protection.

8. All surface water generated within the development shall be collected and disposed of within the curtilage of the site. No surface water from roofs or paved areas or otherwise discharge onto the public roads or adjoining properties.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

9. The sheds shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such.

Reason: In the interest of clarity and to control the use of the dwelling.

10. The proposed dwelling shall not be used for short term lettings as defined in the Residential Tenancies (Amendment)Act 2019 and the Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019.

Reason: In the interest of clarity and to control the use of the dwelling.

11. Notwithstanding the provisions in the Planning and Development Act 2024, and the associated Planning Regulations, no extension, shed, store, garage or other free-standing structure (other than structures applied for in this application), shall be erected within the curtilage of the dwellinghouse without a prior grant of planning permission.

Reason: To protect the visual and residential amenities of the area.

12. The development shall connect to the existing water and sewer network.

Reason: To facilitate long term drainage of the area and in the interest of public health

13. Prior to commencement of development, the developer shall enter into water and waste water connection agreement with Irish Water.

Reason: In the interest of public health.

14. The developer shall ensure that all construction activity impacting upon the public realm shall comply with the following:

Reason: In the interest of proper planning and sustainable development of the area and traffic safety.

15.. Prior to the commencement of development, a detailed construction and traffic management plan shall be submitted for the written agreement of the Planning Authority. This plan shall include details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction and demolition waste, minimising impact on the public road and traffic. The CTMP shall incorporate requirements for Hoarding Licence and Road opening licences respectively and shall address construction-phase access arrangements, delivery scheduling, pedestrian and cyclist protection measures, temporary traffic controls, and any required coordination with public transport or local businesses

Reason: In the interest of proper planning and sustainable development of the area and traffic safety.

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

Reason: In order to safeguard the residential amenities of property in the vicinity

17. 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 Bord 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.

Ann Bogan
Planning Inspector

04th October 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-502752-GC-26
Proposed Development Summary	Subdivision of residential site to facilitate construction of two storey dwelling, new site entrance, demolition of garage, erection of 2 domestic sheds
Development Address	**29 Threadneedle Road, Salthill, Galway**
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified **in Part 1.** **EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.**	**State the Class here**
☒ No, it is not a Class specified in Part 1. Proceed to Q3	

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?	
☐ 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. **No Screening required.**	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. **EIA is Mandatory. No Screening Required**	**State the Class and state the relevant threshold**
☒ Yes, the proposed development is of a Class but is sub-threshold. **Preliminary examination required. (Form 2)** **OR** **If Schedule 7A information submitted proceed to Q4. (Form 3 Required)**	**Class 10(b)(iv) urban development, threshold 10ha**

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)?	
Yes ☐	
No ☒	**Pre-screening determination conclusion remains as above (Q1 to Q3)**

Inspector:__Ann Bogan_____Date:04/10/2026_____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-502752-GC-26
Proposed Development Summary	Subdivision of residential site to facilitate construction of two storey dwelling, new site entrance, demolition of garage, erection of 2 domestic sheds
Development Address	**29 Threadneedle Road, Salthill, Galway**
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	**Briefly comment on the key characteristics of the development, having regard to the criteria listed.** The development has a modest footprint, comes forward as a standalone project, requires a small amount of demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. 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.
Location of development (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).	**Briefly comment on the location of the development, having regard to the criteria listed** The development is situated in a built-up urban area and is not within a sensitive landscape
Types and characteristics of potential impacts	Having regard to the modest nature of the proposed development, consisting of a two storey dwelling and associated development, its location removed from sensitive habits and landscapes, likely limited

(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	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.
Conclusion	
Likelihood of Significant Effects	**Conclusion in respect of EIA**
There is no real likelihood of significant effects on the environment.	**EIA is not required.**
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: Ann Bogan_____ Date: 04/10/2026_____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)