

Our Case Number: ACP-323873-25



An
Coimisiún
Pleanála

Marie Moran


Date: 13 January 2026

Re: Kingston Park and Millers Lane - Public Park Urban Realm Project
Kingston Park & Millers Lane, County Galway

Dear Sir / Madam,

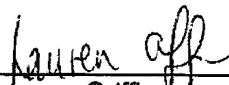
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Lauren Griffin
Executive Officer
Direct Line: 01-8737244

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Lauren Griffin

From: LAPS
Sent: Monday, 12 January 2026 15:51
To: Lauren Griffin
Subject: FW: Case Reference: ABP-323873 (JP61.323873)

From: Marie Moran [REDACTED]
Sent: Sunday, 11 January 2026 19:44
To: LAPS <laps@pleanala.ie>
Subject: Case Reference: ABP-323873 (JP61.323873)

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From:
Marie Moran
[REDACTED]

To:
An Bord Pleanála
64 Marlborough Street
Dublin 1

Re: Proposed Sports & Community Development, Millers Lane, Galway City

Development Description: Kingston Park and Millers Lane - Public Park Urban Realm Project

Planning Authority: Galway City Council

Case Reference: ABP-323873 (JP61.323873)

Executive Summary – Key Issue: Pavilion Siting and Height

This submission focuses on the **primary and overriding planning issue** arising from the proposed development:
the inappropriate siting, height, scale and cumulative amenity impact of the proposed two-storey pavilion building and its associated ancillary structures (equipment store, bike shelter, smoking shelter and bin store), located immediately behind existing dwellings, including my own.

The pavilion and ancillary structures are positioned directly along the rear boundary of residential properties, at a separation distance of approximately **40 metres or less**, within a site bounded on

three sides by established housing and on the fourth by a public road. This context demands an exceptionally sensitive layout and height strategy. The current proposal does not achieve this.

The proposal would result in:

- loss of daylight and sunlight to rear gardens and habitable rooms
- an overbearing visual impact arising from a two-storey building in close proximity
- overlooking and loss of privacy from balconies and upper-level activity spaces
- intensified and prolonged noise impacts beyond existing pitch-related activity
- security and safety risks due to roof-accessible ancillary structures at rear boundaries
- increased risk of anti-social behaviour associated with a smoking shelter and congregation spaces located behind homes
- unacceptable servicing arrangements (bin store) directly abutting residential boundaries

While community and sporting facilities are supported in principle, their location and design must comply with **proper planning and sustainable development**, including the protection of residential amenity, as required under:

- **Section 34(2) of the Planning and Development Act 2000**
- **Galway City Development Plan 2023–2029** (Residential Amenity, Urban Design and Community Facilities policies)

A clear, reasonable and materially better alternative exists: **relocation of the pavilion and all ancillary structures to the roadside edge of the site, opposite the school**, where impacts on residential amenity would be substantially reduced and where the building height would appropriately relate to the established streetscape and easier access for children and pedestrians.

For these reasons, refusal is warranted, or at minimum, significant redesign involving relocation and reduction of pavilion height is required.

1. Site-Specific Impact on the Submitter's Dwelling

I am the owner and occupier of a dwelling directly adjoining the application site. The proposed pavilion, bike shelter, equipment store, smoking shelter and bin store are all located immediately behind my rear boundary wall, as clearly shown on the submitted drawings.

The impacts outlined below are **direct, immediate and site-specific**, arising solely from the siting and height of the proposed pavilion and ancillary elements. They are not abstract concerns.

2. Primary Objection: Pavilion Siting, Height and Proximity to Housing

The proposed two-storey pavilion represents the **principal planning failure** of the scheme.

Despite the site being enclosed on three sides by established residential estates, the pavilion has been positioned centrally within the park and tight to rear residential boundaries, rather than along the road frontage where it could be appropriately accommodated within the urban structure.

This approach conflicts with:

- **Section 34(2)(b), Planning and Development Act 2000**
- **Policy 8.6 – Residential Amenity**, Galway City Development Plan 2023–2029

- **Section 8.4 – Good Urban Design**, including requirements on height, scale, layout and residential interface

At a separation distance of approximately 40 metres, the **height alone** is unacceptable. A two-storey building incorporating viewing terraces, internal activity spaces and congregation areas fails to respect the established residential context, particularly where all affected rear gardens directly face the development.

3. Inappropriate Ancillary Uses at Residential Boundary

Immediately behind the pavilion and directly along my boundary are:

- equipment store
- secure bike shelter
- smoking shelter
- refuse/bin store

These are fundamentally inappropriate uses at a residential interface.

(a) Security and Safety

The flat or shallow-pitched roofs of these structures create an effective stepped access route, enabling potential access to rear gardens, boundary walls and potentially dwelling roofs. This is a **material planning concern** arising from layout and design.

(b) Smoking Shelter

The proposed smoking shelter directly behind private gardens will inevitably result in:

- prolonged evening congregation
- noise disturbance
- smoke drift into residential properties

This is wholly incompatible with residential amenity.

(c) Bin Store

The location of a refuse store directly against a boundary wall backing onto a dwelling introduces avoidable noise, odour and visual clutter, contrary to good practice and residential amenity standards.

4. Uncertainty Regarding Height of Equipment Store

The drawings (ref. A-2040) do not clearly demonstrate that the equipment store will remain below the height of the existing boundary wall directly behind my home.

If taller, it would:

- further reduce daylight to the rear garden
- compound overshadowing impacts caused by the pavilion

This lack of clarity alone justifies refusal or, at minimum, a request for further information.

5. Noise, Overlooking and Intensification of Use

Existing pitch noise associated with matches is accepted. However, the proposal introduces new and distinct sources of noise and disturbance, including:

- elevated viewing terraces
- public plaza and seating directly behind private homes
- smoking shelter

These generate **stationary, prolonged and elevated noise**, fundamentally different in character from match activity, and directly facing private homes. Relocation of the pavilion to the roadside would materially mitigate this impact.

6. Lighting Impacts at Rear Boundary

A 4.5m high BEGA lighting column is proposed close to the Gort Gréine boundary. Notwithstanding its “dark sky” specification, its height and proximity are likely to cause light spill and glare into rear gardens, contrary to **Policy 11.3 – Residential Amenity (Lighting)**.

7. Boundary Tree Planting and Future Overshadowing

Boundary planting proposals lack height limits or management commitments. Uncontrolled growth risks long-term loss of daylight, particularly when combined with the proposed building massing.

8. Alternative Layout: Relocation and Reduced Height of Pavilion

Relocating the pavilion building to the roadside edge of the site would represent a materially superior planning solution and would address the significant residential amenity impacts arising from the current proposal.

A roadside location would:

- Place building height and massing on a public frontage rather than at private residential boundaries
- Better align the scale of the pavilion with the existing school building opposite
- Remove back-of-house, servicing and ancillary uses from direct proximity to residential rear gardens
- Significantly reduce impacts relating to overlooking, noise, overshadowing and security
- Comply more appropriately with **Policy 10.15 – Community, Education and Sports Facilities** and **Section 8.4 – Good Urban Design** of the Galway City Development Plan 2023–2029

In addition, locating the pavilion along the roadside edge of the site would improve accessibility for students attending the adjacent school, allowing for safer and more direct pedestrian access for supervised school or community activities. This would further integrate the facility into the surrounding urban structure and support development plan objectives relating to permeability, active travel and the effective integration of community infrastructure.

The availability of this alternative layout, which would materially reduce impacts on residential amenity while delivering equal or improved functional and accessibility outcomes, undermines the justification for the current central siting of the pavilion immediately behind existing dwellings.

Conclusion

The proposal, as currently configured, fails to protect residential amenity and results in direct and avoidable harm to neighbouring homes.

Refusal is therefore justified. Alternatively, any grant of permission must require:

- relocation of the pavilion to the road frontage
- reduction in building height
- removal of all ancillary and servicing structures from residential boundaries
- omission of the smoking shelter and bin store at residential interfaces

Yours sincerely,

Marie Moran

