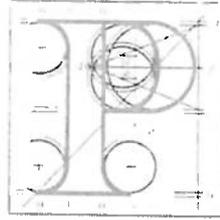


**Our Case Number:** ACP-323873-25



An  
Coimisiún  
Pleanála

Mary Tynan  
41 Gort Gréine  
Millers Lane  
Rahoon  
Galway  
H91 W0YX

**Date:** 07 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](mailto: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

AA02

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An Coimisiún Pleanála  
34 Marlborough Street  
Dublin 1  
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AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
06 JAN 2026	
Fee: €	_____ Type: _____
Time: 9:15	By: Post

Dear Sir/Madam,

**Re: Objection to Planning Application ref JP61.323873 – Millers Lane, Galway**

I wish to formally object to the above planning application in respect of the proposed development at Millers Lane, Galway. The proposed development—including sports pitches, a large multi-use sports building, a storage shed, and associated infrastructure—would have a substantial and unacceptable negative impact on my residential amenity, health, and personal safety. The proposal fails to comply with the Galway City Development Plan 2023–2029 and with established principles of proper planning and sustainable development, particularly in relation to residential amenity, visual impact, noise, accessibility, parking provision, and equality considerations.

My objections are set out as follows:

**1. Loss of Natural Light and Overshadowing**

The proposed storage shed is positioned directly on the boundary with my property at **41 Gort Gréine, Millers Lane, Ragoon, Galway H91 W0YX**. The submitted plans indicate that the structure will exceed the height of my rear boundary wall, resulting in a significant loss of daylight to my kitchen, which is the principal source of natural light to that room.

I have a serious visual impairment and rely heavily on natural light to move safely within my home. Any reduction in daylight will materially impair my ability to carry out everyday activities and will significantly exacerbate the impact of my disability. This constitutes a material loss of residential amenity.

**2. Disability, Equality Obligations and Increased Risk to Personal Safety**

I am a disabled resident and am medically recognised as being at high risk of falls. Reduced light levels in my kitchen and adjoining areas will increase hazards within my home environment and directly compromise my personal safety.

In carrying out its functions, the Planning Authority is subject to the **Public Sector Equality and Human Rights Duty under Section 42 of the Irish Human Rights and Equality Commission Act 2014**, which requires public bodies to have due regard to the need to eliminate discrimination, promote equality of opportunity, and protect the human rights of disabled persons. The principles of the **Equal Status Acts 2000–2018** further require that outcomes arising from public decision-making do not result in disproportionate or avoidable disadvantage.

The proposal, as designed and sited, would materially increase risk to my safety and wellbeing and fails to demonstrate that these statutory equality obligations have been adequately considered as part of the planning assessment.

### **3. Overbearing Impact Due to Height and Proximity**

The height of the proposed storage shed, together with its immediate proximity to my property boundary, would create an oppressive and overbearing structure a short distance from my windows. This form and scale of development is not characteristic of residential boundary treatment in the area and would result in an unacceptable loss of outlook and residential amenity.

### **4. Visual Impact of the Proposed Sports Building**

The proposed large sports building represents a visually intrusive form of development when viewed from neighbouring residential properties, including my own. Its scale, bulk, and massing are disproportionate to the surrounding residential context and would introduce a dominant built form into what is currently an open and visually permeable area.

The application fails to demonstrate adequate mitigation through appropriate siting, design, or landscaping. As a result, the proposal would materially harm visual amenity and the established character of the area, contrary to the objectives of the Galway City Development Plan 2023–2029.

### **5. Noise Nuisance, Equality Considerations and Grounds for Refusal**

I wish to make a specific objection in relation to noise nuisance and loss of residential amenity. My dwelling is immediately adjacent to the application site, and **my bedroom directly backs onto the proposed development area**, making it particularly vulnerable to noise from sporting activity, spectators, whistles, public address systems, and associated vehicular movements.

I am a **disabled person with a neurological illness that makes me acutely sensitive to noise**, particularly during evening and night-time periods. The Galway City Development Plan 2023–2029, including **Policy 9.6: Air Quality and Noise**, requires that developments protect residential amenity and prevent undue disturbance, particularly where sensitive receptors are present.

In assessing noise impacts, the Planning Authority is also required, pursuant to **Section 42 of the IHREC Act 2014**, to have due regard to the disproportionate effects that noise disturbance may have on disabled persons. I refer back to paragraph 2 with regards to equality legislation. The planning application provides no information in relation to **hours of operation**, anticipated intensity of use, or noise mitigation measures, and is not accompanied by a Noise Impact Assessment. This omission is fundamental and prevents a proper assessment of both planning policy compliance and equality impacts.

These deficiencies cannot be remedied by condition. Given the proximity of my bedroom and my heightened sensitivity to noise, the proposed development would result in an unacceptable and sustained interference with residential amenity and should therefore be **refused permission**.

## 6. Inadequate Parking Provision and Traffic Impact

The application proposes only **27 parking spaces** to serve two sports pitches and a large multi-use sports building. This level of provision is wholly inadequate for the scale and intensity of the proposed development.

I note that under **Galway City Council Planning Ref. 21/297**, a hockey pitch development was required to provide **101 parking spaces**, reflecting the level of demand typically associated with such facilities. While site-specific circumstances may differ, the disparity between that requirement and the provision proposed in this application raises serious concerns regarding under-provision.

Inadequate parking is likely to result in overspill parking on surrounding residential roads, leading to congestion, obstruction, and safety hazards, and would further erode residential amenity.

## 7. Section 42 Compliance – Explicit Submission

I respectfully submit that the application fails to demonstrate how the Planning Authority can comply with its **Public Sector Equality and Human Rights Duty under Section 42 of the Irish Human Rights and Equality Commission Act 2014** in the absence of adequate assessment of noise, visual, and amenity impacts on a disabled resident living immediately adjacent to the site. Without such assessment, the Authority cannot be satisfied that the proposed development would not result in a disproportionate and avoidable adverse impact on the rights and equality of disabled persons.

## 8. Failure to Protect Residential Amenity and Ensure Proper Planning

When considered cumulatively, the loss of natural light, overbearing and visually intrusive structures, noise impacts, increased risks to a disabled resident, and inadequate parking provision demonstrate a clear failure to safeguard existing residential amenity. The proposal is therefore contrary to the Galway City Development Plan 2023–2029 and to the proper planning and sustainable development of the area.

### Conclusion

For the reasons set out above, I respectfully request that the Planning Authority **refuse permission** for the proposed development. The impacts identified are significant, cumulative, and materially harmful, and cannot be satisfactorily mitigated through conditions or minor amendments.

Thank you for considering my objection.

Yours faithfully,



Mary Tynan