



Comhairle Cathrach
na Gaillimhe
Galway City Council

Jerry D'Onofrio,
31 Kingston Road,
Galway.

AN COIMISIÚN PLEANÁLA	
LDG-	087177-26
ACP-	
06 MAY 2026	
Fee: €	220
Type:	PHO
Time:	9:15
By:	Post

18th November 2025

**PLANNING & DEVELOPMENT ACTS, 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001
(as amended)**

**ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a
PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT!

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION

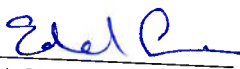
PLANNING AUTHORITY NAME: Galway City Council

PLANNING APPLICATION REFERENCE No.: 25/60320

A submission/observation has been received in writing from Jerry D'Onofrio on 18/11/2025 in relation to the above planning application. The appropriate fee of €20 has been paid. Receipt No. 1287180 refers. Please be advised that your submission/observation, including your name and address will be made available online on our website.

The submission/observation is in accordance with the appropriate provisions of the Planning and Developments Regulations, 2001 and will be taken into account by Galway City Council in its determination of the planning application.

Yours faithfully,

RP. 
Administrative Officer
Planning Department

www.GalwayCity.ie

Seirbhísí Custaiméara/ Customer Service:

+353 (0)91 536 400

Rphost: SeirbhisDoChustaimeiri@GalwayCity.ie

Email: CustomerService@GalwayCity.ie

Meáin/ Media: Communications@GalwayCity.ie

Facs/ Fax: +353 (0)91 567 493

Fáiltítear roimh chomhfhreagras i nGaeilge.
Correspondence in Irish is welcome.

Halla na Cathrach, Bóthar an Choláiste, Gaillimh, H91 X4K8

City Hall, College Road, Galway, H91 X4K8

Jerry D'Onofrio
31 Kingston Road
Galway.

Date: 01/05/ 2026

The Secretary,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,

PLANNING APPLICATION: Register Reference No. **25/60320**

Location of Development: Ragoon, Knocknacarra, Galway

Re: Appeal to An Coimisiun Pleanála Third Party Appeal against decision to Grant Permission.

Planning Authority: Galway City Council

Appellant: Mr. Jerry D'Onofrio, 31 Kingston Road, Galway.

Proposed Development: Notice for a Large-Scale Residential Development Application to Galway City Council. Permission for development which consists of: We, Kingston Stables Limited, intend to apply for permission for development of a Large-Scale Residential Development (LRD) for a 10-year planning permission, on a site which extends to 5.37 ha on lands located at Ragoon, Knocknacarra, Galway. The application is being made under the provisions of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. The proposed development will consist of: 1. Provision of 362 no. residential units in 4 no. development areas with a mix of apartment and house types on a site area of 5.37 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following: • 4 no. 2-bed townhouses; • 40 no. 3-bed townhouses; • 21 no. 4-bed townhouses; • 15 no. 1-bedroom duplex apartments; • 46 no. 2-bedroom duplex apartments; • 15 no. 2-bedroom duplex houses; • 46 no. 3-bedroom duplex houses; • 114 no. 1-bedroom apartments; • 56 no. 2-bedroom apartments; • 5 no. 3-bedroom apartments. 2. Demolition of existing structures (333.8 sqm); 3. Vehicular access to the proposed development from a permitted road (Planning Reference 24/60370 refers); 4. The provision of new active travel cycle and pedestrian access from Millers Lane; 5. Upgrades to the existing access at Kingston Road 6. The provision of a childcare facility (440 sq.m.); 7. The provision of public open space; 8. The provision of 665 no. bicycle parking spaces; 9. The provision of 313 no. car parking spaces; 10. Public lighting, bin stores, signage, services, ESB substation, site landscaping and all ancillary site development and enabling works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. All application documentation including the NIS and EIAR is available to view online at the following website set up by the applicant www.kingstonstableslrd.COM

Applicant: Kingston Stables Ltd

Dear Sir/Madam,

I, Jerry D'Onofrio of 31 Kingston Road, Galway wish to appeal the decision of Galway City Council to grant permission for the above Development (Galway City Council Reg. Ref. No. 25/60620) and want An Coimisiun Pleanála to overturn this decision and refuse Planning Permission for this Planning Application (Galway City Council Reference No. **25/60320**).

2. RE: 25/60320- Galway City Council

In Support of this Planning Appeal Enclosed Please find:

- (a) Cheque/Bank Draft/Postal Order/Bank Transfer for **€220.00** made payable to **An Coimisiun Pleanála** being the correct statutory fee for making this Planning Appeal.
- (b) Copy of the Decision to Grant Planning Permission for this Development (Reg. Ref. No. 25/60320—date of Decision to Grant: 09/04/2026). (**Appendix A**)
- (c) Copy of Acknowledgement from Galway City Council that Jerry D'Onofrio made an Observation on this Planning Application to the Local Authority on the 18/11/2025 within the statutory time limit. (**Appendix A**)
- (d) Copy of original Observation by Jerry D'Onofrio to Galway City Council on this Application on 18/11/2025 and copy of 2nd Observation by Jerry D'Onofrio on reply to further information by the Applicant on 18/03/2026. (**Included in Appendix B**)

Jerry D'Onofrio does not agree with the decision of Galway City Council to grant Planning Permission for this Development. I appeal this decision to An Coimisiun Pleanála and ask An Coimisiun Pleanála to overturn this decision by Galway City Council to grant Planning Permission and request that An Coimisiun Pleanála refuse Planning Permission for this Planning Application. I have included with this Planning Appeal the original submission acknowledgement (Appendix A) and the actual Submissions (Appendix B) to Galway City Council in relation to this Planning Application and request that An Coimisiun Pleanála take on board all of the objections made in these original observations as well as Objections made in this Appeal on board in making your decision on this Application. The Grounds for the Appeal by Jerry D'Onofrio against this Decision of Galway City Council to Grant Planning Permission for Planning Application Reg. Ref. No. 25/60320 are as follows:

A. INTRODUCTION:

This Planning Application (25/60320) involves inter alia the Construction of a new housing estate of 362 Units to the East of my Property. My property is a family home that is located on a Large Site. It is accessed from the Kingston Road to the South via a narrow Laneway. It is located in an Agricultural Area at present and the access to my property and 3 other properties is via a narrow laneway onto the Kingston Road to the South. The Kingston Road (R337) is a very busy road for both Vehicles and Pedestrians alike. It is one of the main arteries for occupants of Connemara, Bearna and the greater Knocknacarra area to access Galway City and especially in the mornings and the evenings the road is usually quite full. People living in Knocknacarra use the road to walk into Galway City or to access the Salthill Promenade via Threadneedle Road. There are 2 Large Secondary Schools (St. Enda's and Salerno) nearby on Threadneedle Road and pupils and teachers access these Schools from Knocknacarra via the Kingston Road. Pearse Stadium is also nearby which hold large events, especially GAA games but also Concerts and can facilitate up to 35000 people during large events.

The general make up of residential properties on the Kingston Road in the vicinity of the proposed development are large detached houses on generous sites along the road with 2 housing estates which are accessed from the Kingston Road which are also made up of mostly large Detached houses on generous sites and this is the general pattern of Development in the area. An Coimisiun Pleanála will notice this when you visit the area and also this can be seen from various Site Location Maps and Aerial Photographs lodged with the Planning Application of the Area.

I am of the opinion that by imposing a large number of Apartments in this Area, that it is contrary to the Pattern of Development in the Area and is incongruous with the setting and the Surrounding Area. I am also of the opinion that a 10 year planning permission is far too long to build a Development as it will mean that my house will be practically on a Building Site for 10

years and this will be ruinous to my enjoyment of my property, and will affect my privacy and that of my family very badly.

3. RE: 25/60320- Galway City Council

In Section B of this Appeal the Location of My house is shown with the Number 31 and underlined in Orange on an Aerial Photograph. The Proposed Development is located mostly to the east of my house and just across a very narrow laneway. The applicant has also included a proposed 'Masterplan' and 'Proposed Project' with this Planning Application for future Development which will be discussed throughout this Appeal and there are a number of Anomalies and Contradictions with this future proposal as will be outlined in this Appeal in my opinion.

In the Planner's Report from Galway City Council, it reads as if the proposed 'Master Plan' will be granted permission without countenance to the Locals or before an Application is made. The Planning report refers to the 'Masterplan' some 13 times at least. In fact, Condition 4 of the Planning Permission states as follows:

"This development forms part of an overall masterplan, in this case the areas where this site abuts other lands forming part of the wider masterplan area, their proposed connectivity points for vehicles, pedestrians, cyclists and the communal open space, shall not be blocked off or have any permanent fencing or walls erected. The erection of any proposed temporary fencing, along the border of this site and other lands forming part of the overall masterplan area shall be submitted to the Planning Authority for written agreement prior to the commencement of development."

This is very worrying for me and my family as the Masterplan is located to the north, west and south of my property and in parts of the NIS and EIAR (lodged with this Application) show my property as being part of the MASTERPLAN without my knowledge or permission. Surely, in my opinion this is contrary to the Goals of Planning Law, the Planning and Development Act 2000 and all subsequent amendments and the Planning and Development Regulations, 2001 and subsequent amendments. In my opinion this is contrary to good Planning practices.

As is well-established in law, inter alia in the Aarhus Convention which identifies public participation as a central norm and objective, and a high value is placed on the importance of public participation in planning and environmental law processes. In this Planning Application An Coimisiún Pleanála can see in both the Planners Report and the Condition 4 of the Decision to grant permission that it appears to me that it is a **"fait accompli"** that Planning Permission will be granted for the Masterplan and this affects my property greatly. A grant of permission that relies on a future grant of permission for lands adjacent to the Planning Application Site is erroneous in my opinion and is contrary to good planning practices and planning law in my opinion without Public Consultation as is required by the Aarhus Convention, and I therefore implore An Coimisiún Pleanála to refuse Planning Permission for this Development as it relies on the completion of a Masterplan for which permission has neither been applied for or granted..

This Planning Permission 'decision to grant' is deficient in many ways as it relies on the completion of the 'Masterplan' for which no Planning Permission has been sought or granted. In fact, throughout the NIS and EIAR, it would appear to the Amateur Eye that my house and site are included in the EIAR and NIS plans which form part of the MASTERPLAN in my opinion. The Planners Report noted that the density of the application site is 67 DPH which is greater than the 50 DPH that is normally allowed. In justification for this large Increase in density the Planner's Report Notes *"It is noted that this is the first section of these lands to be development and the masterplan has indicated the delivery of additional housing on directly adjacent lands, in this case the density/units per ha, of this development would be acceptable"*. Therefore, it appears that it will be all rounded up in the long run. It is not lost on me either that with regards to density of the Masterplan that I can further see that in figure 2.3 of chapter 2 of the EIAR of the same Master Plan that my house and site are included in this 'Master Plan' and it shows that it is demolished and replaced with a 'Green Area' without my permission with my house and site having vanished/demolished.

4. RE: 25/60320- Galway City Council

Surely, this cannot be seen as progressive planning practice if an Coimisiun Pleanála take this as fact and that the Masterplan will go ahead and on this basis Planning Application 25/60320 is granted.

Any Planning Permission that is granted for a development that relies on a future grant of Planning Permission for a Development that has not been granted is definitely 'premature' and should not be relied on and it is the most classic case of putting the 'Cart before the Horse' and in my opinion, no such permission should be granted.

B. LOCATION OF 31 KINGSTON ROAD GALWAY

I have shown in PHOTOGRAPH 1 below the location of my house No. 31 Kingston Road, Galway. It is shown with No. 31 on it and underlined in Orange. The house is in the top left quadrant of this aerial view photograph. The house is accessed via a Laneway which connects it to the Kingston Road (R337) to the South. The Planning Application site 25/60320 is located to the east (across the access laneway) This aerial Photograph also shows the pattern of development on the area as being large detached houses on large generous sites.



PHOTOGRAPH 1: This shows an aerial view of the Kingston Road with 31 Kingston Road Identified with the number 31 and underlined in orange,

This photograph 1 clearly shows what an impact the development proposed (25/60320) will have on my property at 31 Kingston Road, Galway and the general area. .

C. MAPS AND DOCUMENTS LODGED WITH PLANNING APPLICATION WHICH INCLUDE 31 KINGSTON ROAD:

An Coimisiun Pleanála should note that I am an amateur in the world of Planning Appeals. I am not a Lawyer, Engineer, Architect or Planning Professional and I earn my daily crust as a carpenter

and the reason for this appeal is to protect my property, my enjoyment of my property and my privacy as well as take regard of the general area.

5. RE: 25/60320- Galway City Council

Planning Applications and Planning Permissions encourage and must take regards of the views of the Public who make submissions and every Planning Authority must take cognisance of these submissions. Kingston Stables Ltd (dated 15/12/2025) in their reply to further information mentioned *Balz v An Bord Pleanála* as a precedent and it is noted that in *Balz v. An Bord Pleanála* [2019] IESC 90 where O'Donnell J. identified that relevant submissions must be addressed and an explanation given as to why they are not to be accepted, if this is the case

Further Court judgements including the Supreme Court in 'XJS Investments Limited -v- Dun Laoghaire Corporation' where McCarthy J provided:

"Certain principles may be stated in respect of the true construction of planning documents:-

(a) to state the obvious they are not acts of the Oireachtas or subordinate legislation emanating from skilled draftsmen and inviting the accepted canons of construction applicable to such material;

(b) they are to be construed in their ordinary meaning as would be understood by members of the public without legal training as well as by developers and their agents unless such documents read as a whole necessarily indicate some other meaning."

Fennelly J., in 'Kenny -v- Dublin City Council' stated that "A court, in interpreting a planning permission, may need to go no further than the planning document itself or even than the words of a condition in issue within the context of the permission. The words may be clear enough. However, it will very often need to interpret according to context."

And, in 'Tullamaine Castle Stud against Tipperary Raceway', Mr Justice Charleton indicated as follows:-

"A planning permission is not a legal statute and nor is it to be construed as such. Rather it is a document addressed to the world at large and one of particular interest to those who feel, by reason of proximity to the development authorised, or for good reasons, like the preservation of what remains of that traditional Irish countryside, that they may be affected by it. It is the view of a reasonable person looking at the permission and the conditions attached thereto which should determine how a court construes the documents."

Therefore, in my opinion the Courts have ruled in many cases that a Reasonable Person' inspecting any Planning Permission should be able to read it and understand it.

Planning Permission 25/60320 had a 'decision to grant' on the 9th of April, 2026 subject to conditions. Page 1 of this decision to grant permission states as follows:

"in accordance with all documentation lodged in respect of this application, including those submitted on 16/10/2025, and subject to the conditions set out in the schedule attached hereto."

Condition 1 of the 'decision to grant permission' states as follows:

'The development shall be carried out and completed in accordance with the application made on the 16/10/2025 as amended by the revised details and drawings received on the 5/2/2026, but subject, however to the requirements of the further conditions hereinafter incorporated.

REASON: To ensure that the development is carried out in accordance with the permission and that effective control is maintained.'

And Condition 4 of the 'decision to grant planning permission states:

This development forms part of an overall masterplan, in this case the areas where this site abuts other lands forming part of the wider masterplan area, their proposed connectivity points for vehicles, pedestrians, cyclists and the communal open space, shall not be blocked off or have any permanent fencing or walls erected. The erection of any proposed temporary fencing,

along the border of this site and other lands forming part of the overall masterplan area shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

6. RE: 25/60320- Galway City Council

REASON: To ensure that the development is carried out in accordance with the permission and that effective control is maintained in the interest of proper planning and sustainable development of the area.

As, condition 1 refers to the drawings and documents lodged with this Planning Application, then a reasonable person must be able to read them. Therefore, as I am a reasonable person reading this permission and not a professional Planner, Engineer, Architect or Lawyer, in my opinion all documents submitted with the Planning Application are those on which the permission is decided and in this case a 'decision to grant'. The Courts have stated that a 'reasonable person' should be able to understand a Planning Application. And, also, as a reasonable person condition 4 states that this proposed development is part of a Masterplan and all drawings and documents lodged with the entire application in accordance with Condition 1 of this permission should be understood by a reasonable person..

In Appendix 4 "Baseline Bat Study" of the NIS (in part 3 as shown on the Galway City Council website), it states under the heading OCCUPIED HOUSE as follows: *"The Occupied House (Plate 3-22 and 3-23) is located in the centre of the EIAR Studay area and outside the Proposed Development site boundary (IG Ref: M 26662 24635)."*

For the avoidance of doubt the Occupied house is 31 Kingston Road, Galway and it is located according to this statement in the centre of the EIAR study area. I accept that it is not located with the Proposed Development. Coimisiun Pleanála will note that the photo's in the Bat Study show my house as being the centre of the EIAR as defined by the above paragraph.

SECTION 1.2.1 of the EIAR states as follows:

"EIAR Study Area encompasses an overall area of 8.74 ha and covers the entire Proposed Project area. The EIAR Study Area is primarily comprised of areas of agricultural grassland which are predominantly located in the southern portion of the study area with areas of brownfield being located in the northern section. There is an existing residential dwelling along with agricultural sheds present within the EIAR Study Area. This EIAR assesses and provides baseline information on the EIAR Study Area as a whole with specific impact assessment sections relative to the Proposed Development site being contained in each EIAR chapter. Individual topics for assessment purposes, i.e., each chapter, will indicate the study area used for that topic which may extend beyond the defined primary EIAR Study Area. The EIAR Study Area represents the primary area of study and not necessarily areas where proposed works will occur as part of the Proposed Project. This EIAR Study Area is shown in Figure 1-1 below."

I have already noted that in the Bat Study that it states that my house is the centre of the EIAR study. Figure 1-1 of the EIAR as mentioned above shows my house included in the EIAR (it is not excluded as shown on the site location map for this Planning Application). There are numerous maps and aerial photographs shown in both the EIAR and the NIS which show my house and site as being part of the EIAR study area and the above paragraph. Paragraph 2.2.4 of the EIAR is self-explanatory with regards to future Development and the MASTERPLAN and it is followed by Figure 2.3. Figure 2.3 clearly shows a future development for the area with my house and site have been demolished/vanished and a green area and some houses on it. My house and site are clearly shown as part of the Masterplan in this figure 2.3. Galway City Council in the Planners Report clearly shows in at least 13 areas that the fact that there is a masterplan for a larger site that it is on this basis that they decided to grant Planning Permission in my opinion.

Any 'Reasonable Person' as defined by the Courts by looking at figure 2.3 of the EIAR would assume that my house and site are part of the Masterplan and Proposed Project as mentioned in both the EIAR and the NIS that accompanied this application in my opinion.

7. RE: 25/60320- Galway City Council

I can state that my house and site are not part of the Masterplan and proposed project and should not have been shown in this figure 2.3 or any other drawings and aerial photographs in the EIAR and the NIS. Therefore, in my opinion, I think that it is only reasonable that the EIAR and NIS are withdrawn from this Planning Application in my opinion as they show an area being my site as part of a Masterplan and there is no permission to do so. An Coimisiun Pleanála should take no regards of these documents in making your decision on the Application in light of these matters in my opinion.

On page 26 of the 'Mobility Master Plan- Kingston Knocknacarra LRD' that was lodged with this Planning Application it states Mobility Management Plan-Kingston Knocknacarra' that it appears to the Amateur that my lands are included in the area outlined in Blue as being Owned by the Applicant. This is specifically stated as follows "*Land under ownership by applicant (blue line boundary in figure)*"

This is plainly obvious to any 'Reasonable Person' (as defined by the Courts) reading the document.

The Planner's report states Section 34 (13) of the Planning and Development Act 2000 (amended), which provides that "*a person shall not be entitled solely by reason of a permission under this section to carry out any development.*"

This statement does not give me any solace as in the same Planners Report they refer constantly to the Masterplan as a basis for giving permission.

Page 3 of this Mobility Masterplan states that the requirement for the Mobility Master Plan to be submitted with the Planning Application was a requirement of the Galway City Council.

Therefore, it is part of the Planning Application as are all documents lodged with this or any Planning Application.

This Mobility Master Plan- Kingston Knocknacarra LRD shows on page 26 that includes no. 31 Kingston Road as "Land Under the Ownership of the Applicant "(blue line Boundary in figure) and which it is not in my opinion.

Therefore, in my opinion the Mobility Master Plan submitted with this Planning Application should be withdrawn and An Coimisiun Pleanála should not refer to it in any decision making process.

There are a number of drawings lodged with this Planning Application showing Road Layout Plans. Drawing No. 11893-2000-rev P04 shows a "**Key Plan**" for the Site and Application. This is showing the site divided into 'Sheet 1' and 'Sheet 2' which I assume is for drawing purposes as the site is so large.

Drawing No. 11893-2000-rev P04 is titled the '**Key Plan**'. The Legend for this Plan is at the top right side of the drawing and states "Lands in Applicants Ownership" and shows a blue line. The Blue line is shown on the drawing and includes No. 31 Kingston Road (no exclusion area around the House showing it is not part of the lands outlined in blue). The Blue line to the west (left side of the Drawing) is lighter but it shows No. 31 Kingston Road appearing to be in the Ownership of the Applicant in my opinion.

Sheet 2 of the above "Key Plan" is titled "Proposed Roads Layout Sheet 2 of 2" and the drawing number is 11893-2010-rev P04. The Legend of this Drawing is in the top right side of the drawing and states "Lands in Applicants Ownership" and shows a blue line.

This drawing shows Jerry Donofrio's land to the left(west) of the Blue Line and is not excluded from the area within the Blue Line in my opinion.

These Road Plans are confusing and appear to indicate that 31 Kingston Road is within the blue line and therefore in accordance with the Legend of the Drawings are "Lands in the Applicants ownership" and 31 Kingston Road is not in the Applicant's ownership and this is both confusing and contradictory in my opinion.

8. RE: 25/60320- Galway City Council

I am of the opinion that in light of these matters that the roads drawings 11893-2000-rev P04 and 11893-2010-rev P04 should be withdrawn from this Planning Application and An Coimisiun Pleanála should not take regard of these drawings is making your decision on this Planning Application.

The Plans, Documents and Specifications lodged with this Planning Application show on some drawings and documents that 31 Kingston Road is 'lands in the ownership of the applicant' and 31 Kingston Road is definitely not in the ownership of the applicant. Galway City Council have placed great emphasis on the Masterplan as mentioned in the EIAR and NIS for justification in deciding to grant permission for this Development and it was cited 13 times in the Planner's Report, and referred to in condition 4 of the 'decision to grant', but figure 2.3 as stated previously definitely shows my house and lands as being part of this Masterplan. I cannot understand as to how a proposal for a future development of lands that must go through the Planning Application Process can justify the granting of a Planning Permission for a development now, it just doesn't make sense.

I acknowledge that the site location map lodged with the Planning Application excluded No. 31 Kingston Road but as pointed out other drawings and documents do not and this makes this Planning Application appear contradictory and confusing especially when viewed by a "Reasonable Person" and this is the test that the Courts have given on this matter in my opinion.

I am of the opinion that the Mobility Master Plan, the EIAR and NIS and road drawings 11893-2000-rev P04 and 11893-2010-rev P04 should be removed from the Planning Application as they are confusing and contradictory in relation to 31 Kingston Road and that An Coimisiun Pleanála should not consider them in making their decision on this Planning Application. Please note that I am an amateur with regards to Planning Appeals and not a professional Planner, Engineer, Architect or Lawyer and my interpretations may be incorrect but this is my opinion.

I note that the letter from Kingston Stables Ltd dated 15/12/2025 in the reply to further information refers to the High Court Case of *Mc Callig v Bord Pleanála et al*. It is noted that Herbert J. stated as follows in the Judgement:

"41. The Assistant Planner of the first notice party in a report to it noted that a large number of submissions had been received from third parties after the circulation of the further information received from the second notice party. While agreeing that the avifauna surveys had not been completed to the satisfaction of the Department of Environment, Heritage and Local Government the Assistant Planner recorded that with a view to mitigating any potential impact in relation to avifauna the Department required a condition providing for a management plan to be attached to any decision to grant permission for the proposed development. The Assistant

Planner noted that the applicant claimed that her consent had not been obtained to the inclusion of her land in the proposed development. The recorded response of the Assistant Planner to this submission by the applicant is as follows:-

"Objector Margaret McCallig submitted a Folio No. 61730F but did not include a map with this to enable the planning authority to identify the land in her ownership. The planning authority is therefore precluded from confirming at this stage if the development site encroaches the objector's land and it is noted that this observation was not raised in the objector's submissions to the Council."

I find this a most extraordinary and deeply disturbing conclusion, but as judicial review is not sought against the first notice party I shall not consider it further."

The Judge clearly states that the Assistant Planner's decision not to consider it further as 'A most extraordinary and deeply disturbing conclusion'. That case did not involve a judicial review

against the Local Authority so he did not consider it further. I implore an Coimisiun Pleanála to consider the protection of 31 Kingston Road in relation to this Planning Application and Appeal with cognisance of the Judge's remarks in paragraph 41 of *Mc Callig v Bord Pleanála*.

9. RE: 25/60320- Galway City Council

D. CYCLE PATH FROM THREADNEEDLE QUARTER TO KINGSTON ROAD:

There is a proposed Cycle Path proposed to connect the South Western corner of the Threadneedle Quarter to the Kingston Road and will exit from the Road that services 4 houses with Vehicular Traffic from the adjacent Laneway. In fact, it is proposed that Vehicles entering and exiting No. 29 Kingston Road must Traverse the Cycle Path.

This width of this Cycle Path appears to be 3.0 metres wide. From what I can see and I am open to correction on this fact, but this appears to be a shared cycle path between pedestrians and cyclists as I cannot see a separate footpath.

The 'Cycle Design Manual- September 2023' gives advice and guidelines on the design of Cycle Paths.

Table 4.16 of this Manual advises that the minimum width of a Cycle Path that is shared should be 4.0 metres wide which is wider than the 3.0 metres shown on the Planning Drawings..

There appears to be a form of 'Chicane' where the cycle path meets the road at Threadneedle Quarter before it moves towards the Kingston Road. I cannot see any radii for the bends in the Cycle Path where it meets the roads at Threadneedle Quarter but especially the 2nd one appears to be quite sharp. Table 4.7 of the 'Cycle Design Manual' requires that the minimum radius should be 4.0 metres and I am open to correction on this fact but the 2nd bend of this 'Chicane' leading towards the Kingston Road appears to be less than a 4.0 metres radius. If this is to be a shared pedestrian and cycle path as it appears then I am of the opinion that these turns in the path will be difficult to negotiate for pedestrians and especially wheel chair users.

The proposal is for 665 bicycles to be facilitated within the proposed development.

This does not allow for the possibility of these cycle paths being also used as a form of 'rat run' to allow cyclists to use it as an access to the main shops in the Knocknacarra Area.

This creates a new entrance onto the Kingston Road as the Bicycles will have to access this and I am open to correction on this matter but I did not see in the description of the Planning Application that a new entrance was sought here. Also, I cannot find as to what radii that the entrance at the Kingston Road will form and will it comply with Table 4.7 of the 'Cycle Design Manual'.

Paragraph 4.1.3.1 of the 'Cycle Design Manual' gives advice on the desirable minimum 'X' distance in table 4.4 as being 4.0 metres (2.0 metres absolute minimum) and the desirable visibility splay at the entrance to Kingston Road as being 45 metres (table 4.5) for safe access to the roads.

I may be incorrect but I cannot see any report within this Planning Application (and I am open to correction on this point) showing how bicycles can gain safe access onto the Kingston Road. I can tell an Coimisiun Pleanála that from using this Road on a daily basis that it is a very busy road and that even in a car, the driver must take due care and attention.

E. DENSITY, LAND USE AND LAYOUT:

Table 3.2 Sustainable Residential Development and Compact Settlements Guidelines 2024 suggests that *"It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8)."*

Therefore in accordance with Table 3.2 the maximum density here should be 50 dph given the fact that the pattern of development in the area is large detached houses on large generous sites and agricultural lands and grass lands.

10. RE: 25/60320- Galway City Council

The Planners Report noted that the density of the application site is 67 DPH which is greater than the 50 DPH that is normally allowed in the Outer Suburbs as defined by the City Development Plan. In justification for this large Increase in density the Planner's Report Notes "*It is noted that this is the first section of these lands to be development and the masterplan has indicated the delivery of additional housing on directly adjacent lands, in this case the density/units per ha, of this development would be acceptable*".

The Planners Report seems to justify a 34% increase in density here by stating that there is a Masterplan which for some reason includes my lands without my permission. This seems to indicate that any development on the rest of the Masterplan lands (including mine) will be less than 50 dph so on balance the lands will be comply with table 3.2. This is totally unfair on other landowners in the area and is poor planning practice in my opinion. Every site must be considered on its own and the density of the site of Planning Application 25/60320 must be 50dph as per table 3.2.

The Planners Report states that "*The applicant has submitted an overall master plan and road layout for the lands under their control, while this application is primarily residential,*". I refer to Section C of this Appeal where it appears in my opinion that the Application includes my Lands and House in the Masterplan (see figure 2.3 of the EIAR) and the decision should have not been made on this application whilst considering my Lands and Property as part of the Masterplan.

The Planners Report appears to state that part of the site is zoned CI (commercial and industrial). If this is correct then CI zonings do not encourage residential development.

The Residential Units in the Threadneedle Quarter are 3 storeys in height. They will overlook my property and interfere with my privacy. To acknowledge the pattern of development in the area, I am of the opinion that these should have been 2 storey houses facing South (either front or rear of house) so that they could benefit from Solar gain from the south and this assists in heating houses in accordance with 11.31 of the City Development Plan. The current layout involves the Construction of a Road parallel to the Laneway that services my house and this will result in noise and nuisance for me and my property. During the Construction Phase unless the road is covered then this will involve dust (no matter the mitigation measures from the Builders) and this means that it would be futile to paint my house for 10 years and there will be constant washing and cleaning of the windows. A better layout would be more environmentally friendly for the householders in my opinion and better for the surrounding houses also, and integrate the development with the surrounding area.

I have concerns about the density, layout and zoning of this development as stated in the Planners Report and how this will affect and impinge on my property and any development potential going forward. I am seriously concerned about the layout that will encourage overlooking of my private amenity space and the dust from the development affecting my property very badly.

F. LANEWAY ACCESS TO THE KINGSTON ROAD:

My understanding initially and from reading the EIAR and the NIS was that all vehicular access including construction would be via the Altan Roundabout. This is somewhat contradicted in Chapter 4 of the EIAR where it states This Planning Application is looking for a 10 year permission and this will have a very serious effect on my enjoyment of my property as well as my family. It is noted that in EIAR chapter 4 where it states

4.4.1 Site Establishment that it states:

"Prior to the commencement of any construction, entrances to the Proposed Development site will need to be fully established with appropriate security gates. Access to the site will be via a road which connects to the Western Distributor Road to the north and also via the Kingston Road (R337) to the south.

11. RE: 25/60320- Galway City Council

A site compound inclusive of a parking area for construction worker's vehicles will be provided within the confines of the site. There will be no parking permitted for any vehicles associated with the Proposed Developments construction phase unless agreed with the local authority prior to works inception."

And,

In chapter 4 of the Eiar it further states as follows:

4.4.5 Traffic Measures and Junction Upgrade Works

As outlined in the Traffic and Transportation Assessment which has been prepared by Tobins Consulting Engineers for the Proposed Development, vehicular access to the Proposed Development will be gained via the Altan arm of the Western Distributor Road / Bothar Stiofain / Altan roundabout and from the Kingston Road (R337) at the location of an existing laneway.

As part of the enabling works for the development, vehicular access to the proposed development will be gained from the Western Distributor Road, from an existing roundabout. There is also a second proposed access off the Kingston Road, north of the Galway Golf Club, in the vicinity of an existing laneway. The laneway will undergo upgrade works in accordance with Design Manual for Urban Roads and Streets (DMURS).

Pedestrian paths and cycle routes will be provided throughout the site, linking onto the existing Western Distributor Road and Kingston Road infrastructure"

This seems to mean that Construction Traffic will be travelling and using the Laneway onto the Kingston Road which also services my house. This would create a very difficult environment for myself, my family and my visitors for 10 years (as per the permission request). The Laneway is narrow and we cannot compete with trucks, diggers, articulated trucks etc on the laneway up to house and competing with them for road use. This is not mentioned in the description of the Application on the Site or Newspaper Notices. Please investigate these matters and refuse permission for the use of the Laneway. This is very important to me and the safety of my family and visitors and the enjoyment of our property.

The Road Safety Audit Stage 1 that accompanied the reply to further information states

3.3.1 Access to Dwelling Houses to the North of Kingston Road

Problem: There are vehicular accesses that cross the proposed shared use path close to the Kingston

Road junction. Driver visibility to pedestrians and/or cyclists may be restricted by boundary treatments.

It is noted that a "cyclist dismount" sign is located on the shared use path here. It is likely cyclists will

ignore this sign and continue to cycle through the driveway.

Hazard: Impact with cyclists or pedestrians may result.

Recommendation: The Design Team should ensure suitable driveway visibility is provided.

It also states:

3.2.10 Termination of Active Travel Path

Problem: It is not clear from the design what the cyclists is meant to do at the start and end of the active travel path.

Hazard: Cyclists may cut in front of motorists vehicles when leaving / rejoining the carriageway. Impact between users may result.

Recommendation: The Design Team should redesign the start and ends of the active travel path in order to accommodate a safe transition to/from the carriageway for cyclists.

12. RE: 25/60320- Galway City Council

I cannot see anywhere in the Planning Application (and I am open to correction) where it asks for permission to access the existing Laneway (which is shown outside the red line application boundary). The existing laneway that is to the west of the proposed development site is to the west of the site and outside the red line application line. I cannot see any construction drawings (and Again I am open to correction on this matter) showing a road layout plan for access from the site onto the Laneway that services my houses and how this complies with DMURS and other road safety requirements. Construction traffic from such a large development.

PARAGRAPH 4.4.5 of the EIAR states

As part of the enabling works for the development, vehicular access to the proposed development will

be gained from the Western Distributor Road, from an existing roundabout. There is also a second proposed access off the Kingston Road, north of the Galway Golf Club, in the vicinity of an existing laneway. The laneway will undergo upgrade works in accordance with Design Manual for Urban Roads and Streets (DMURS).

This Laneway is outside the red line boundary of the Planning Application and such enabling works would require a separate grant of Planning Permission in my opinion. This will result in a substantial increase in traffic on the laneway and also create a lot of dust which will impinge on my property in my opinion. Just saying that the Upgrade works will be in accordance with DMURS is not the same as actually specifying the works as is required by the Planning and Development Acts and Regulations and also as to what impact it will have on neighbouring properties and this is part of public participation in the planning process that the aforesaid Acts and Regulations not only encourage but also require. It is not shown on any plan as to where the access is to be from my amateur reading of the plans. The suitability of the junction with the Kingston Road must be examined for such a large increase in traffic.

If an Coimisiun Pleanála are minded to grant Planning Permission I request that a condition is put in place that no construction traffic or other traffic are allowed to travel on the laneway without a grant of planning permission as part of a construction management plan. I think that this is only fair to the neighbouring properties.

G. DURATION OF PLANNING PERMISSION:

The planning application seeks a 10 year planning permission for this proposed development and condition 2 of the decision to grant planning permission acknowledges the 10 year duration.

The Preliminary Construction Management Plan in paragraph 3.1 CONSTRUCTION PHASE WORKS states

*"The construction works associated with the proposed development are expected to be undertaken in two phases. It is anticipated that the construction works will be completed within **36 months of commencement**. This will be confirmed upon appointment of a main contractor. However, the pace of development is largely market driven. Variations to the time frames expressed here could be considerable. Insofar as is possible, ground excavation works will be scheduled during periods of dry weather to minimise potential for silt laden run-off from the works."*

This is further confirmed in section 8.1 of the EIAR where it shows that the program of works will take **30-36 months**.

13. RE: 25/60320- Galway City Council

Therefore, I cannot ascertain as to why a 10 year permission is required when the works will be completed in 36 months in accordance with documents submitted with this Planning Application. A 5 year permission appears to be more than adequate. This will mean that neighbouring properties can get on with their lives and the maintenance of their properties in a quicker period of time and not be hanging on for 10 years.

H MISCELLANEOUS MATTERS:

The Following are some miscellaneous matters that are noted with this Planning Application:

- (1) I note that my septic tank is not shown on any Site Layout Maps as required by article 23 (1) (a) of the Planning and Development Regulations, 2001 for a Valid Planning Application. Please ensure that this is also taken into account in any appropriate assessment of this Planning Application. The Applicant is aware of the Septic Tank as it is noted in both the EIAR and the NIS. They have only noted it's existence in these reports and not the location nor have they commented on any mitigation measures for this septic tank as I am of the opinion that should have
- (2) It is noted that there are substantial Buildings for demolition and the locations of these are identified on Plans. However, I cannot find (and I am open to correction on this matter) any actual drawings, plans, elevations etc of these buildings to be demolished. These drawings are usually required by Articles 22 and 23 of the Planning and Development Regulations, 2001 for a Valid Planning Application.

SUMMARY:

I ask an Coimisiun Pleanála to take on board all of the points that I have raised in this appeal and in my 2 other submissions to Galway City Council in taking your decision on this proposed development and any other relevant issues that you note yourselves.

Galway City Council as expressed through their Planners report appear to grant permission on foot of this being as part of a Masterplan and include my property within this aforesaid Masterplan which is very wrong. There are other areas where drawings and documents appear to show that my property is in the Ownership of the Applicant. Whereas I appreciate that the Site Location Map excludes my property but others include it and the Planning Application was decided on all plans and documents lodged with this Application. I have mentioned a few Court Cases where the Learned Judges have stated that a 'Reasonable Person' should be able to understand a Planning Application and their drawings, documents etc (as stated in condition 1 of the decision to grant permission) and the inclusion of such drawings and documents only make this Application confusing and contradictory in my opinion and the Courts have ruled that an application should be straight forward and easily read by a 'Reasonable Person'.

The Masterplan has not been granted permission yet the Planners report refers to it constantly and figure 2.3 of the EIAR shows development on my lands with my house having been demolished/vanished.

I pointed out issues with the Cycle Path and also ask Coimisiun Pleanála not to allow Construction traffic down the Laneway beside my house if you are minded to grant planning permission. I have also questioned the need for a 10-year permission when the Application says it can be completed in 36 months.

I have pointed out issues with the EIAR and NIS, the Mobility Management Plan and 2 No. Road Layout Plans which show my site in the Ownership of the Applicant in my opinion. I ask An Coimisiun Pleanála to withdraw these documents from the Planning Application where my site and house is included and take no regards of these plans and documents in making your decision.

14. RE: 25/60320- Galway City Council

I hereby call on An Coimisiun Pleanála to overturn the decision to grant permission by Galway City Council for this Application and to refuse Planning Permission for this Planning Application.

Please note that An Coimisiun Pleanála can contact me directly if they wish to visit my house as I think it would be beneficial for Coimisiun Pleanála to see as to how this affects my property and my enjoyment thereof

Thank you for the opportunity to appeal this 'decision to grant' Planning Permission.

Yours Sincerely,



Jerry D'Onofrio

APPENDIX A:

- **Copy of Acknowledgement that Jerry D'Onofrio of 31 Kingston Road Galway made an Observation to Galway City Council on Planning Application 25/60320.**
- **Copy of decision to grant planning permission reg, ref, no. 25/60320**

GALWAY CITY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 (as amended)

NOTIFICATION OF DECISION UNDER SECTION 34 OF THE 2000 ACT

To: Kingston Stables Ltd
c/o Evelina Sadauskaite
MKO
Tuam Road
Galway
H91 VW84

Ref. No. in Planning Register: 25/60320

Date of Receipt of Application: 16/10/2025

In pursuance of the powers conferred upon them by the above-mentioned Acts, Galway City Council, being the Planning Authority for the City of Galway have by order dated 09/04/2026 decided to grant PERMISSION to the above named for development of land, namely:-

Notice for a Large-Scale Residential Development Application to Galway City Council. Permission for development which consists of: We, Kingston Stables Limited, intend to apply for permission for development of a Large-Scale Residential Development (LRD) for a 10-year planning permission, on a site which extends to 5.37 ha on lands located at Rahoon, Knocknacarra, Galway. The application is being made under the provisions of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. The proposed development will consist of: 1. Provision of 362 no. residential units in 4 no. development areas with a mix of apartment and house types on a site area of 5.37 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following: • 4 no. 2-bed townhouses; • 40 no. 3-bed townhouses; • 21 no. 4-bed townhouses; • 15 no. 1-bedroom duplex apartments; • 46 no. 2-bedroom duplex apartments; • 15 no. 2-bedroom duplex houses; • 46 no. 3-bedroom duplex houses; • 114 no. 1-bedroom apartments; • 56 no. 2-bedroom apartments; • 5 no. 3-bedroom apartments. 2. Demolition of existing structures (333.8 sqm); 3. Vehicular access to the proposed development from a permitted road (Planning Reference 24/60370 refers); 4. The provision of new active travel cycle and pedestrian access from Millers Lane; 5. Upgrades to the existing access at Kingston Road 6. The provision of a childcare facility (440 sq.m.); 7. The provision of public open space; 8. The provision of 665 no. bicycle parking spaces; 9. The provision of 313 no. car parking spaces; 10. Public lighting, bin stores, signage, services, ESB substation, site landscaping and all ancillary site development and enabling works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. All application documentation including the NIS and EIAR is available to view online at the following website set up by the applicant www.kingstonstableslrd.com

at Lands at Rahoon, Knocknacarra, Galway,

in accordance with all documentation lodged in respect of this application, including those submitted on 16/10/2025, and subject to the conditions set out in the schedule attached hereto.

Main reasons and considerations on which the decision is based: -

SCHEDULE REFERRED TO IN CHIEF EXECUTIVE'S ORDER NO. PL.26.0287

PLANNING REGISTER REFERENCE NO.

25/60320

The proposed development has been assessed, within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policies, objectives and the development management standards and guidelines of Galway City Council, as set out in the Galway City Development Plan 2023-2029. Based on this assessment, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the Development Plan.

Details of the appeals procedure, including time limits, fees, etc. are explained on the An Coimisiún Pleanála website www.pleanala.ie.

Signed on behalf of Galway City Council:

pp Kevin O'Connor

Senior Staff Officer
Planning Department

Date: 09/04/2026

This notice is not a grant of Permission/Outline Permission/Retention

It should be noted that until a grant of Permission/Outline Permission/Retention Permission has been issued, the development in question is **NOT AUTHORISED**.

If there is no appeal, a grant of Permission/Outline Permission/Retention Permission will be issued after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála.

SCHEDULE REFERRED TO IN CHIEF EXECUTIVE'S ORDER NO. PL.26.0287

PLANNING REGISTER REFERENCE NO.

25/60320

1. The development shall be carried out and completed in accordance with the application made on the 16/10/2025 as amended by the revised details and drawings received on the 5/2/2026, but subject, however to the requirements of the further conditions hereinafter incorporated.

REASON:

To ensure that the development is carried out in accordance with the permission and that effective control is maintained.

2. The development hereby permitted shall be carried out within ten [10] years from the date of the grant of permission.

REASON:

Having regard to the nature, scale and location of the proposed development, the Planning Authority considers that it is reasonable and necessary to specify a period of validity of this permission in excess of five years.

3. The communal open space, recreational facilities and related landscaping, located along the eastern and central sections of the site hereby granted permission, shall be fully constructed and completed within the first phase of development. No residential unit, dwelling/apartment/duplex unit shall be occupied until the communal open space, recreational facilities and related landscaping are fully completed, accessible and available for use by the residents of the permitted units. The developer shall inform the Planning Authority in writing of the completion of this element of the development and shall seek a letter of compliance from the Planning Authority. Until the receipt of such a letter of compliance by the developer from the Planning Authority, No residential unit, dwelling/apartment/duplex unit shall be occupied.

REASON:

To ensure that the development is carried out in accordance with the permission and that effective control is maintained in the interest of proper planning and sustainable development of the area.

4. This development forms part of an overall masterplan, in this case the areas where this site abuts other lands forming part of the wider masterplan area, their proposed connectivity points for vehicles, pedestrians, cyclists and the communal open space, shall not be blocked off or have any permanent fencing or walls erected. The erection of any proposed temporary fencing, along the border of this site and other lands forming part of the overall masterplan area shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

REASON:

To ensure that the development is carried out in accordance with the permission and that effective control is maintained in the interest of proper planning and sustainable development of the area.

SCHEDULE REFERRED TO IN CHIEF EXECUTIVE'S ORDER NO. FL26.0287

PLANNING REGISTER REFERENCE NO.

25/60320

5. No residential unit dwelling, apartment or duplex unit shall be occupied until such time as the roadway, footpaths and cycle paths accessing the site from the School/Roundabout roadway have been fully constructed. The developer shall inform the Planning Authority in writing of the completion of this element of the development and shall seek a letter of compliance from the Planning Authority. Until the receipt of such a letter of compliance by the developer from the Planning Authority, No residential unit, dwelling/apartment/duplex unit shall be occupied

REASON:

To ensure that the development is carried out in accordance with the permission and that effective control is maintained in the interest of proper planning and sustainable development of the area.

6. No residential unit dwelling, apartment or duplex unit shall be occupied until such time as the footpaths and cycle paths accessing Millers Lane and the Kingston Road roadway have been fully constructed. The developer shall inform the Planning Authority in writing of the completion of this element of the development and shall seek a letter of compliance from the Planning Authority. Until the receipt of such a letter of compliance by the developer from the Planning Authority, No residential unit, dwelling/apartment/duplex unit shall be occupied.

REASON:

To ensure that the development is carried out in accordance with the permission and that effective control is maintained in the interest of proper planning and sustainable development of the area.

7. Prior to the commencement of development, the following amendments to the following units shall be implemented and revised drawings be submitted to the Planning Authority for written agreements, the amendments are as follows:
- a. Threadneedle Quarter - Duplex A; Upper units No. 6 & 11; The first floor western facing kitchen window and a second floor bedroom window shall be obscured to a height of 1.8 metres from the internal floor area.
 - b. Threadneedle Quarter - Duplex Block C; The kitchen and bedroom windows at first and second floor in Duplex Block C shall be obscured to a height of 1.8 metres from the internal floor area.
 - c. Threadneedle Quarter - Townhouse F; the proposed bay windows shall be omitted and the western window for No. 48 shall be obscured to a height of 1.8 metres and an additional northern facing clear window provided for that bedroom. While the bay window for No. 49 shall be omitted and the window shall be obscured to a height of 1.80 metres.
 - d. Duplex Block B; In this case Units No. 57, 59, 61 and 62 shall be omitted, a revised elevation and floor plan for the remaining lower apartment units shall be submitted

for written agreement with the Planning Authority prior to the commencement of development.

REASON:

In the interest of privacy and amenity of occupiers of adjacent houses and the proper planning and sustainable development of the area.

8. The external finishes and roof colour of the shall be as follows:

- a. The roof (s) shall be black in colour.
- b. The exact finish of the brick facing for the treatment of boundaries and dwellings 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 material proposed.

REASON:

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

9. With regards to the site boundary walls the following shall be applicable:

- a. All walls within the site shall be of concrete construction, all finishes of the boundary walls shall be agreed in writing with the Planning Authority prior to the commencement of development.
- b. The boundary walls located to the rear of the front building lines shall not exceed 1.80 metres in height.
- c. All finishes of the boundary walls shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In the interest of residential amenity and the proper planning and sustainable development.

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

REASON:

In the interest of proper planning and sustainable development.

11. With regards to the proposed terraces/balconies the following shall be applicable;

- a. The railings for all balconies shall be replaced with glazing or block finish, to be agreed with the Planning Authority in writing prior to the commencement of development.
- b. The side screens to the edges of the terrace shall be erected to a height of 1.8 metres taken from the floor of the terrace, these shall be permanently glazed in obscured glass.

REASON:

In the interest of residential and visual amenity and the proper planning and sustainable development of the area.

12. The residential units 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 interests of proper planning and sustainable development of the area.

13. With regards to the mitigation measures outlined in the NIS the following shall be applicable;

- a. Prior to the commencement of development, a suitably qualified person/company shall appointed to implement and monitor the mitigation measures.
- b. The mitigation measures outlined in the submitted NIS shall be implemented in full.
- c. The implementation of the pre-commencement measures shall be certified by a suitably qualified person, who shall submit a preliminary report confirming their implementation.
- d. During the construction phase a suitably qualified person shall be employed to monitor on a regular basis and ensure compliance with the outlined mitigation measures, an update on the monitoring, including dates of inspections, and compliance shall be submitted to the Planning Authority every two months.
- e. Upon completion of the development a final report shall be submitted from the appointed person/company certifying that the full implementation of the measures outlined has occurred.

REASON:

In the interest of ensuring the protection of the environment and the proper planning and sustainable development of the area.

14. Prior to the commencement of development, the location of two pieces of artwork shall be agreed to be located within this development. The evolution of the design should include

the creation of an aesthetic object/s, either reflecting the natural or built environment, or an abstract piece all of which should allow for the generation experiences which can be shared with others within this new community. The artwork proposed for this development shall be sponsored by the developer. The details and timeframe for its erection shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In the interest of residential amenities and the proper planning and sustainable development of the area.

15. There shall be no plant, ducting, water tanks, television aerials, satellite dishes or telephone receiving/transmission equipment erected above roof level or on external walls of the apartments blocks without a further grant of planning permission notwithstanding exempted planning and regulations.

REASON:

In the interest of orderly development and the protection of visual amenities.

16. The developer shall obtain written agreement of Galway City Council for the appropriate name for the proposed housing development and its roads and on receipt of same, shall provide estate and road name plates and house number plates to the written agreement of Galway City Council and shall affix same when required in agreed positions.

REASON:

To ensure the satisfactory completion of the development.

17. 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 proper planning and development.

18. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

REASON:

To facilitate long term drainage of the area and in the interest of proper planning and development.

19. Electricity, telephone and T.V. cables shall be laid underground.

REASON:

Interest of visual amenity.

20. 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.

REASON:

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

21. The developer shall ensure that all construction activity within this site shall comply with the following:

i. All construction activity shall be restricted to the following;

1. Between 0800 hours and 1800 hours Monday to Friday;
2. Between 0900 hours and 1300 hours Saturday, unless otherwise agreed in writing with the Planning Authority;
3. No works shall take place on Sundays, Bank Holidays or Public Holidays;
4. The site may be opened 30 minutes prior to the above outlined times in order to facilitate the arrival of workers, however no activity shall take place during this time;
5. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

ii. Prior to the commencement of development, the developer shall prepare a newsletter which shall include an outline of the length of construction period, the construction hours, method of delivery of materials/goods and any other items which may arise relating to construction, this shall be sent to the nearby residential estates and business, and an update shall issue at least every 4 months during construction, a copy shall be submitted to the Planning Authority for written agreement.

iii. All workers and visitors to the site shall not park on the adjacent public footpaths or roadways.

iv. Prior to the commencement of development, the developer shall agree in writing with the Planning Authority the times of deliveries of all construction materials to the site, generally off peak, this is in order to ensure the free flow of traffic along the public roadway and nearby junctions, particularly during peak travel times.

- v. Prior to the commencement of development including demolition work, the developer shall submit a formal Project Construction and Demolition Waste Management Plan to the Planning Authority for written agreement.
- vi. In the event that rock breaking is required on the site, a schedule of works including mitigating measures and the hours and days of operations shall be submitted for the agreement of the Planning Authority in writing.
- vii. The developer shall be responsible for installing and maintaining to a satisfactory standard a vehicular wheel washing facility on site during all of the construction phases of this development so as to prevent any dirt being transferred to the public roadways.
- viii. Any alterations to public services, public areas or utilities necessitated by the development shall be carried out at the developer's expense having firstly obtained the agreement in writing of Galway City Council or other public bodies responsible for such areas or utilities, before any alterations are carried out.
- ix. Surface water run-off from paved areas and down pipes associated with the development shall not be permitted to discharge onto the public road or footpath.
- x. All works shall be carried out in accordance with the requirements for "Site Development Works for Housing Areas" as issued by the Department of the Environment, Heritage and Local Government unless required otherwise by Galway City Council in which case Galway City Council standards shall apply.

REASON:

In the interest of residential amenity and the proper planning and sustainable development.

22. Prior to the commencement of development, the developer shall submit for written approval a lighting design that recognises the existing PL infrastructure, such plans shall have regards to the surrounding area.

REASON:

In the interest of the proper planning and sustainable development of the area.

23. The communal open spaces and access ways shall be maintained by a properly constituted management company which shall also provide for the external repainting of the proposed apartment blocks every 5 (five) years. Details of the management company contract shall be submitted and the written agreement of Galway City Council obtained prior to occupation of any of the proposed apartments.

REASON:

To provide for the satisfactory maintenance of the public structures and areas of the residential buildings.

24. With regards to the landscaping of the site and the provision of recreational facilities, the following shall apply:

- i. The developer shall employ a suitably qualified Landscape Architect to oversee the implementation and certification of the Landscape Works. The appointed person shall submit a report of certification upon completion of the Landscaping of the site to the Planning Authority which shall be agreed in writing.
- ii. A professional prepared plan for the play area/recreational facility, along with exact details for the recreational play area/facility shall be agreed in writing prior to the commencement of development with the Planning Authority. The appointed person shall submit a report of certification upon completion of the play area/recreational facility to the Planning Authority which shall be agreed in writing by the Planning Authority.
- iii. Any trees/planting failing within the first year post completion shall be replaced. The developer shall submit a report to the Planning Authority, by the appointed landscaper, demonstrating compliance with this condition, the report shall include the current status of the landscaping/planting scheme and shall include photographic evidence and associated plans.

REASON:

In the interest of visual amenity and the proper planning and sustainable development of the area.

25. Prior to the commencement of development, the applicant shall submit an improved layout for the cul-de-sac type roadway along the proposed Creche, providing either a turning circle, or a revised reversing location, these details shall be agreed with the Planning Authority in writing.

REASON:

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

26. The following Drainage conditions are required:

- a. A Stage 2 audit is required post grant/prior to construction. A Stage 3 audit is required post construction.
- b. A Storm Water Audit shall be submitted, and shall be carried out by an independent Engineer, separate from the Applicants Design Team. The Auditing Engineer must be independent of the Applicants Design Team.
- c. Submit a summary/overview of the background to the 65l/s design flow noted at outfall manhole before entering GCC network.

- d. Pre and Post works CCTV required from existing GCC outfall manhole to next GCC manhole. Pre works CCTV to be issued to GCC prior to any works commencing onsite.
- e. Any proposed temporary discharge of ground water during the construction phase to GCC network must be submitted to GCC for review/approval.
- f. As built drawings shall be provided to Galway City Council upon completion of the project. Drawings are to be submitted in AutoCAD compatible (dwg/dxf) format and pdf, with the surface water infrastructure shown on a separate layer and a standard legend included. All Drawings to be geo coordinated & Scaled to OS - ITM (Irish Transverse Mercator) coordinate system & OSGM15 (Ordnance Survey Geoid Model 2015).
- g. The Applicant is obliged to ensure that no surface water, soil or other material discharges onto the public road or footpath.

REASON:

In the interest of proper planning and sustainable development of the area.

27. Prior to the commencement of development a financial contribution of € 3,028,984.40 (Three million twenty eight thousand nine hundred and eighty four Euro and Forty Cent) shall be paid, unless a phased payment scheme is agreed with the Planning Authority, by the developer to the City Council towards the cost of provision of public services in the area which facilitate the development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of provision of public services facilitating the proposed development. The use or return of this contribution shall be carried out as provided for in Section 48 of the Planning & Development Act 2000 (as amended).

28. The development shall pay the Planning Authority a financial contribution as a special contribution under section 48(2)C, of the Planning and Development Act 2000, as amended, in respect of works for continuation of Cycling and Pedestrian Infrastructure from the upgraded Millers Lane (southern end of Manor Avenue) to tie in with the proposed future upgrading of Threadneedle Road. The amount of the contribution shall be agreed between the Planning Authority and the development, or, in default of such agreement, the matter shall be referred to An Comision Pleanála for determination. The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office.

REASON:

It is considered reasonable that the developer should contribute towards the cost of provision of public services facilitating the proposed development. The use or return of this contribution shall be carried out as provided for in Section 48 of the Planning & Development Act 2000 (as amended).

29. The communal open spaces grouped car parking areas, sewers, watermains and communal services and access roads shall all be retained in private ownership or control and shall be maintained by a properly constituted management company. The details of the management company shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In the interest of the proper planning and sustainable development.

30. Prior to the commencement of development, the developer shall lodge with Galway City Council the following:

- a cash deposit to the value of €895,000 (Eight hundred and ninety five thousand Euro), *or*,
- a bond of an Insurance Company, to the written agreement of the Planning Authority, to the value of €1,432,000 (One million four hundred and thirty two Thousand Euro).

This is to secure the provision and satisfactory completion and maintenance, of roads, footpaths, road verges, sewers, water mains, surface water drains, any public open spaces and other services required, until taken in charge by the a private management company, this shall be agreed in writing with the Planning Authority prior to the commencement of any development.

This security shall be kept in force until such time as these services are satisfactorily completed and shall be coupled with an agreement empowering the City Council to apply such security or part thereof for the satisfactory completion or maintenance, as aforesaid, of any part of the development.

This shall include the completion, submission and certification of the Galway City Council form 'Application Form for Security / Insurance Bond Release' and the submission of 'as constructed' drawings and any other material required.

REASON:

To ensure the satisfactory completion of the development.

31. The applicant, or any other person with an interest in the land to which the application relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997, enter into an agreement with the Planning Authority under section 96 of the Planning and Development Act 2000, providing, in

accordance with that section, for the matters referred to in paragraph (a) or (b) of subsection (3) of section 96.

REASON:

To comply with the requirements of Part V of the Planning and Development Act 2000 (as amended).

32. (a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the Planning Authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the Planning Authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the Planning Authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the Planning Authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

REASON:

To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

33. With regard to Archaeological monitoring the following shall be applicable:

- a. The applicant is required to employ a qualified archaeologist to monitor all groundworks associated with the development, the Archaeologist shall be licensed.
- b. The archaeological monitoring programme must be carried out under licence from the Department of Housing, Local Government and Heritage and in accordance with the agreed method statement.

- c. Monitor all site clearance works, topsoil stripping and other groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
- d. Should archaeological remains be identified during the course of archaeological works, the Archaeologist shall be empowered to have works suspended in the area of archaeological interest, pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation (preservation in situ/excavation).
- e. The developer shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.
- f. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

REASON:

In the interest of proper planning and sustainable development.

SIGNED:

R. R.
Director of Services
Urban Development

DATE:

09/04/2026

APPENDIX B:
RE: Planning Application 25/60320 Galway City Council

- Copy of Observation/Objection Submitted by Jerry D'Onofrio on Planning Application 25/60320 submitted on the 18/11/2025
- Copy of Observation submitted by Jerry D'Onofrio on reply to further information on 18/03/2023 in relation to Planning Application 25/60320

Jerry D'Onofrio
31 Kingston Road
Galway.

Date: 14 November
2025

Planning Department,
Galway City Council,
College Road,
Galway.
By Hand

PLANNING APPLICATION: Register Reference No. **25/60320**

Location of Development: Ragoon, Knocknacarra, Galway

Proposed Development: Notice for a Large-Scale Residential Development Application to Galway City Council. Permission for development which consists of: We, Kingston Stables Limited, intend to apply for permission for development of a Large-Scale Residential Development (LRD) for a 10-year planning permission, on a site which extends to 5.37 ha on lands located at Ragoon, Knocknacarra, Galway. The application is being made under the provisions of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. The proposed development will consist of: 1. Provision of 362 no. residential units in 4 no. development areas with a mix of apartment and house types on a site area of 5.37 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following: • 4 no. 2-bed townhouses; • 40 no. 3-bed townhouses; • 21 no. 4-bed townhouses; • 15 no. 1-bedroom duplex apartments; • 46 no. 2-bedroom duplex apartments; • 15 no. 2-bedroom duplex houses; • 46 no. 3-bedroom duplex houses; • 114 no. 1-bedroom apartments; • 56 no. 2-bedroom apartments; • 5 no. 3-bedroom apartments. 2. Demolition of existing structures (333.8 sqm); 3. Vehicular access to the proposed development from a permitted road (Planning Reference 24/60370 refers); 4. The provision of new active travel cycle and pedestrian access from Millers Lane; 5. Upgrades to the existing access at Kingston Road 6. The provision of a childcare facility (440 sq.m.); 7. The provision of public open space; 8. The provision of 665 no. bicycle parking spaces; 9. The provision of 313 no. car parking spaces; 10. Public lighting, bin stores, signage, services, ESB substation, site landscaping and all ancillary site development and enabling works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. All application documentation including the NIS and EIAR is available to view online at the following website set up by the applicant www.kingstonstableslrd.com.

Dear Sir/Madam,

I, Jerry D'Onofrio of 31 Kingston Road, Galway wish to make the following objections/observations in relation to the current planning application at Ragoon, Knocknacarra, Galway.
(Galway City Council Reference No. **25/60320**).

The Observations/Objections in relation to this Planning Application are as follows:

II.

A. **INTRODUCTION:**

I, Jerry D'Onofrio live at 31 Kingston Road, Galway and I wish that the following Observations, Objections and concerns be taken on board by Galway City Council when making a decision on this Planning Application Register Reference No. 25/60320) My property is a single detached house on a large site that is serviced by a septic tank. Our house is serviced by a Lane that exits onto the Kingston Road and this proposed development is located immediately to the east of our house and I am of the opinion that this proposed development will seriously impact on the residential amenity of our house and our enjoyment of our property. It will in my opinion create a nuisance to us and will also cause problems with overlooking and safety for us on exiting the Kingston Road due to the increase in pedestrian and bicycle traffic.

I accept that the lands are zoned residential 'R' in the City Development Plan and is also zoned as Outer Suburbs. However, the City Development Plan is always mindful of the pattern of Development in the area and a recent Planning Application to the North of our property (Planning Reference 22/81) and part of which overlaps some of this current Planning Application site was granted retention permission for inter alia Agricultural Buildings by both Galway City Council and Bord Pleanála. The agricultural nature and use of the area was acknowledged by both authorities and this gives the impression that both Authorities are satisfied with this area being considered Agricultural.

This is a massive Development to be imposed in a quiet Agricultural Area and is contrary to the pattern of development in the area. I am of the opinion that good planning practices and the City Development Plan must acknowledge the pattern of Development in the Area and this current application does not in my opinion.

B. **THE MASTER PLAN:**

Chapter 2 of the EIAR that accompanies this Planning Application states in Paragraph 2.2.4 as follows: *"The Proposed Development is part of a 'Masterplan Development' at Knocknacarra District Centre South. By incorporating adjacent lands to the north and northeast, zoned as 'Regeneration and Opportunity Sites', and coordinating a joint approach among project developers, the land bank's full potential could be realised through a number of distinct planning applications, which were informed by early master planning exercises in consultation with the planning authority."*

I can further see that in figure 2.3 of the same Master Plan that my house and site are included in this 'Master Plan' and have been shown as demolished and vanished. This is obviously very shocking to me. Please note that I have not given permission for my house and site to be demolished and to be part of this 'Master Plan', nor have I given written consent. I appreciate that Article 22 (2) (g) (i) of the Planning and Development Regulations, 2001, requires written consent from Owners other than the Applicant for Lands included in a Planning Application and my Lands are technically not included (within the red line of the Applicant Site), however, by including my lands in the 'Master Plan' and using this as a proposal to grant permission for the current Application (25/60320) then in my opinion a letter of consent should have been included from me and it has not.

I wish to put it on the record for Galway City Council that I reject my house and lands being put on this 'Master Plan' and that the Applicant and their Agents have no permission to do so. I am further of the very strongest Opinion that if Galway City Council do grant Planning Permission that it is acknowledged in condition form that any permission does not grant a gateway for this 'Master Plan' that includes what appears to be the demolition of my house and site.

III.

I also want Galway City Council to investigate what is the Legal situation if Galway City Council accept this 'Master Plan' which appears to include the demolition of my house for which I have

not given permission with regards to my rights and my property. I have never come across a situation like this before. I am of the opinion that you cannot grant permission for development on foot of this 'Master Plan.'

I am relying on the expertise of the Professional Planners of Galway City Council to advise and assist me in this matter.

C. LAND OWNERSHIP AND LETTERS OF CONSENT:

I note that there are 2 letters of consent on file from Land Owners who are allowing their lands to be used for this Planning Application.

I find this to be somewhat confusing as there are no Land Registry Documents or Deeds accompanying the letters saying where exactly the Lands are located within the Planning Application from what I can see. However, please note that I am an Amateur only and I am relying on Galway City Council to advise me on these matters.

I am of the opinion that it would be very helpful to adjacent Land Owners and Galway City Council if the Ownership of each parcel of Land is identified for which consent is been given to be included in this Planning Application and if all associated Land Registry Documents, Registry of Deeds, Instruments etc are included and also any details with regards to 'Rights of way', easements etc. This will hopefully provide more clarity and provide better compliance with Articles 22 and 23 of the Planning and Development Regulations, 2001 in my opinion.

Please note in this regard, that even though it appears on the Site Location Map that my lands have been excluded from the site outlined in Blue as being other Lands owned by the Applicant. It is noted that on a Plan on page 26 of the 'Mobility Management Plan-Kingston Knocknacarra LRD', that accompanied this planning application that it appears to the Amateur that my lands are included in the area outlined in Blue as being Owned by the Applicant. This is specifically stated as follows "*Land under ownership by applicant (blue line boundary in figure)*" Galway City Council cannot accept this as they have now been put on notice in my opinion and this makes the Application somewhat ambiguous and contradictory in my opinion. I am relying of the expertise of the Professional Planners of Galway City Council to investigate this matter and take the appropriate action.

D. BOUNDARY TREATMENT ALONG LAND TO KINGSTON ROAD:

I currently use the Lane beside my house to access the main Kingston Road and this appears to be the Western Boundary of this Site.

I am open to correction on this matter but I cannot see any details as to how this boundary will be treated or built or if it will be changed or not on the drawings.

It would be most helpful if Galway City Council can identify to me if this boundary will be altered, or if the levels will be changed and also if the structural integrity of this wall will be changed.

This is an issue that I am very worried about as I use this laneway every day.

Galway City Council must ensure that if permission is granted that any perimeter fencing along the Lane does not create overshadowing or cause loss of light to the Lane in the interests of Health and Safety in my opinion.

IV.

E ACCESS TO THE KINGSTON ROAD:

There is a lane from the proposed development to the Kingston Road. It is assumed that this is for both pedestrian and cyclist users and I would be most obliged if Galway City Council could confirm this.

There are no details that I can see (I am open to correction on this matter) as to what the heights of the Boundaries of this Laneway will be and this is very important as an increase in boundary height here will inhibit the 'Sight-Lines' that the current Vehicular Users of the Laneway enjoy and more details are required in this regard in the interests of Health and Safety for Road Traffic Users.

The question also arises if this Lane will be used by Cyclists or Not? It is assumed and I am open to correction on this matter that it will be used by Cyclists unless Galway City Council condition it otherwise. I am open to correction this matter but I cannot see on any drawing/document 'Sight-lines' from this entrance to prove that it is a safe exit for Cyclists to use. Cyclists in my opinion require the same protection and they should be able to see traffic coming from both directions and the sightlines should be longer as a Bicycle will not travel as quickly from a standing position as a car.

Galway City Council will recall that in a Planning Application (ref no. 07/107) for an additional house on the Laneway that the Council were very concerned about the ability to achieve Sightlines for vehicles leaving the laneway and the Application was deemed withdrawn. Surely, then by the same logic and the fact that the proposed Development is for 665 Bicycles that this is of major concern for both the proposed Users, the Vehicles that use the Lane and the also the large Volume of traffic on the Kingston Road.

I would really appreciate clarification and investigation of this matter from the Professional Planners and Roads Engineers of Galway City Council.

With regards to this Lane Access from the proposed Development onto the Kingston Road, it appears that it uses part of the site for the Dwelling House 29 Kingston Road. Planning Permission was granted for an extension to a dwelling house (planning reference NO.'s 18/85 and 19/10). The site boundaries and Entrances to the Site are shown on these Plans. The Laneway and Site Boundaries as shown on the Current Planning Application (25/60320) overlaps in to the site boundaries as shown on the previous planning applications for this house (ref. no.'s 18/85 and 19/10). This is where I rely on the expertise of the Planning Department of Galway City Council, but in my opinion would a better description of the Planning Application included changes to boundaries of the existing site that was previously given planning permission for a more Valid description?

I am relying on the expertise of Galway City Council Planning Department to Investigate these matters.

F.DENISTY AND HOUSE TYPE:

The City Development Plan already states that in the Outer Suburbs that the general pattern of development in the area must be respected. My house is a single house on a large site. The proposed plan for the Threadneedle Quarter intends to put tall duplexes on duplexes facing my property and thereby in my opinion interfering with my privacy and enjoyment of my property. Surely, there must be a better mix of house types in this proposed development to include larger detached houses on generous sites that would be more appropriate near my own property and if they were re-orientated to be south facing then they would benefit from Solar Gain which is an ambition of the City Development Plan for all new properties in my opinion.

V.

The current density of the proposed Site does not comply with the requirements of the City Development Plan in my opinion. I am aware that the new '*Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH 2024)*' allow for larger densities. I am relying on Galway City Council to ensure that the densities are correct and sustainable and that there is a large mix of house type in the proposed development if permission is granted.

G.MISCELLENEOUS MATTERS:

(3) I note that my septic tank is not shown on any Site Layout Maps as required by article 23 (1) (a) of the Planning and Development Regulations, 2001 for a Valid Planning Application. Please ensure that this is also taken into account in any appropriate assessment of this Planning Application.

(4) It is noted that there are substantial Buildings for demolition and the locations of these are identified on Plans. However, I cannot find (and I am open to correction on this matter) any actual drawings, plans, elevations etc of these buildings to be demolished. These drawings are usually required by Articles 22 and 23 of the Planning and Development Regulations, 2001 for a Valid Planning Application and I would be obliged if Galway City Council could identify the location of these drawings as I could not find them.

H. SUMMARY:

Please note that personally that I am pro development. However, I have to make these Observations and Objections and voice my concerns as I am of the opinion that the current development in its current form will greatly affect my privacy and my enjoyment of my property.

I am also of the opinion that in my Amateur Opinion that this application leaves too many questions that require answers especially for Neighbouring Properties.

I am relying on the expertise of the Professional Planners and Engineers of Galway City Council to protect my property, my enjoyment of same and also to protect my health and safety and that of my family.

Please take all of my observations and concerns on board when making a decision on this Planning Application

I would be grateful if we could be informed when a decision has been made on this Planning Application.

I enclose **€20.00** made payable to Galway City Council, that being the statutory fee for making this observation.

I thank Galway City Council for giving us the opportunity to make this submission on this Planning Application.

Yours Sincerely,



Jerry D'Onofrio

Jerry D'Onofrio
31 Kingston Road
Galway.

Date: 17 March 2026

Planning Department,
Galway City Council,
College Road,
Galway.
By Hand

PLANNING APPLICATION: Register Reference No. **25/60320**

Location of Development: Ragoon, Knocknacarra, Galway

Proposed Development: Notice for a Large-Scale Residential Development Application to Galway City Council. Permission for development which consists of: We, Kingston Stables Limited, intend to apply for permission for development of a Large-Scale Residential Development (LRD) for a 10-year planning permission, on a site which extends to 5.37 ha on lands located at Ragoon, Knocknacarra, Galway. The application is being made under the provisions of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021. The proposed development will consist of: 1. Provision of 362 no. residential units in 4 no. development areas with a mix of apartment and house types on a site area of 5.37 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following: • 4 no. 2-bed townhouses; • 40 no. 3-bed townhouses; • 21 no. 4-bed townhouses; • 15 no. 1-bedroom duplex apartments; • 46 no. 2-bedroom duplex apartments; • 15 no. 2-bedroom duplex houses; • 46 no. 3-bedroom duplex houses; • 114 no. 1-bedroom apartments; • 56 no. 2-bedroom apartments; • 5 no. 3-bedroom apartments. 2. Demolition of existing structures (333.8 sqm); 3. Vehicular access to the proposed development from a permitted road (Planning Reference 24/60370 refers); 4. The provision of new active travel cycle and pedestrian access from Millers Lane; 5. Upgrades to the existing access at Kingston Road 6. The provision of a childcare facility (440 sq.m.); 7. The provision of public open space; 8. The provision of 665 no. bicycle parking spaces; 9. The provision of 313 no. car parking spaces; 10. Public lighting, bin stores, signage, services, ESB substation, site landscaping and all ancillary site development and enabling works. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. All application documentation including the NIS and EIAR is available to view online at the following website set up by the applicant www.kingstonstablesltd.com.

Dear Sir/Madam,

I, Jerry D'Onofrio of 31 Kingston Road, Galway wish to make the following objections/observations in relation to the current planning application at Ragoon, Knocknacarra, Galway.
(Galway City Council Reference No. **25/60320**).

I originally made an objection/observation to this Planning application that was received by Galway City Council on 18/11/2025. Galway City Council have requested further information on this Application and your website states that the closing date for receipt of further comments on this application is 19/03/2026. As I have already made an Observation (copy of acknowledgement is included) then I do not have to pay any additional fees. I wish to make the following comments on the reply to further information as follows:

1, Request for further information 1:

This requested as follows:

"A submission has been lodged which queries the ownership and extent of the site outlined in red and blue, implying there is insufficient legal interest to include the lands outlined, and that the site area indicated includes lands not under the applicants' control, by implication the site area outlined is incorrect. You are requested to comment on this matter and supply any relevant legal documentation which would establish that you have sufficient legal interest to make this application on the lands outlined"

It is my opinion that the reply from the Applicant has not satisfactorily answered this query. The Galway City Council asked the Applicant to supply any relevant Legal Documentation in the Lands. We can only assume that this would be in the form of Land Registry Maps, deeds, folios which not only show the specific lands but also 'rights of way' etc. Is this correct? Are the Galway City Council satisfied with this response?

Galway City Council use the phrase when granting or refusing permission on the final grant for any permission *"in accordance with all documentation lodged in respect of this application including those submitted on (DATE), and subject to conditions attached in the schedule attached here to"*.

Therefore, in my opinion this includes all of the details, drawings, specifications and documents lodged in support of a Planning Application are considered by Galway City Council in making their decision on any Planning Application. Please advise if I am correct or not in this opinion, as I am open to correction on this?

The Applicant states in their letter to Galway City Council that dated 15/12/2025 that *"The concerns arise from a misinterpretation of non-statutory diagrams contained within the EIAR and the Mobility Management Plan. These contextual figures do not form any part of statutory planning documentation, have no boundary forming status and cannot modify, contradict, or override the statutory site location map submitted pursuant to Article 18 (1) (d) of the planning and Development Regulations, 2021 (as Amended)"*

I find this statement very confusing as the Application states *"An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development."*

Therefore, any drawings included in the EIAR are part of the Planning Application in my opinion, and if I am open to correction on this matter, and if so then please explain why?

The EIAR shows a "MASTER PLAN" for the area which includes my site and family home as Shown in figure 2.3 of the EIAR. There is no permission from myself or my family to this site at all. The reply from the Applicant is not satisfactory in my opinion as to why it was included. Galway City Council in making its' decision on this application will have to consider all documentation submitted and must look at the application in the wider context of the Master Plan as shown in the EIAR. I am of the opinion that the EIAR should be withdrawn immediately as my site is shown on it without my permission as part of the Master Plan. I would like the expert opinion of Galway City Council to advise as to whether this is correct or not, and can an Applicant show on a Master Plan on an EIAR that appear to be not in the Applicant's ownership or Not?

The Applicant has included the Mobility Management Plan as part of the Application as it is listed on the Appicates Letter and also on its' Website. Therefore, in my opinion the Mobility Plan must be read by the Planning Authority and also by anyone who wants to have an interest in this Planning Application.

I have explained in my original submission that it appears to show my lands on a Plan on page 26 of the 'Mobility Management Plan-Kingston Knocknacarra LRD', that accompanied this planning application that it appears to the Amateur that my lands are included in the area outlined in Blue as being Owned by the Applicant. This is specifically stated as follows "*Land under ownership by applicant (blue line boundary in figure)*" Galway City Council cannot accept this as they have now been put on notice in my opinion and this makes the Application somewhat ambiguous and contradictory in my opinion. I am relying of the expertise of the Professional Planners of Galway City Council to investigate this matter and take the appropriate action.

The Mobility Management Plan is part of this Planning Application in my opinion. The Applicant states in their letter in relation to this (dated 15/12/2025) that "*Likewise, the Mobility Management Plan figure cited is analytical in nature and incapable of defining ownership or application boundaries*".

This does not explain why it is still there in my opinion and Galway City Council must give their reasoning if this is acceptable or not?

The Applicant in their letter quotes a lot of Court Cases which I cannot comment on them as I am not a Lawyer, Barrister, Solicitor or Legal Man and anything that I say cannot be construed as Legally correct as I am only a plain man and an amateur and I rely fully on Galway City Council to interpret these cases correctly. I do note that O'Donnell J. finished the Judgement in the Supreme Court in "Balz v An Bord Pleanála" by stating "*It is a basic element of any decision-making affecting the public that relevant submissions should be addressed and an explanation given why they are not accepted, if indeed that is the case. This is fundamental not just to the law, but also to the trust which members of the public are required to have in decision making institutions if the individuals concerned, and the public more generally, are to be expected to accept decisions with which, in some cases, they may profoundly disagree, and with whose consequences they may have to live.*"

Therefore, as the Applicant has mentioned this case in their letter, I ask Galway City Council to take all of my submission on board and answer all queries from this member of the Public whose, lands, house and enjoyment of his property will be greatly affected by this development.

The fact that my lands have been included in the EIAR as part of the Master Plan and also that my lands have been shown on page 26 of the Mobility Management Plan as "Land under the ownership by the Applicant (blue Line in figure)", I find it all very distressing and worrying in my opinion and hereby request as to what Galway City Council are going to do about it?

2. REQUEST FOR FURTHER INFORMATION 2:

The Council requested more compliance with

'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities Prepared by the Department of Housing, Local Government and Heritage'

This is a relatively new document that in my opinion has been taken on board by a lot of councils. The 16 metre overlooking standard in the Threadneedle Quarter should be increased due to the Height of the Buildings and the upper windows in my opinion will overlook my private and amenity spaces.

The above publication requires more green design, as those the City Development Plan in the design and layout of properties. I mentioned in my previous submission that the Threadneedle Quarter would benefit greatly in my opinion from large detached houses aligned towards the South, so as to prevent overlooking and benefit from Solar Gain.

3. REQUEST FOR FURTHER INFORMATION 4 relates to CARS, BICYCLES AND TRANSPORT:

This Planning Application is looking for a 10 year permission and this will have a very serious effect on my enjoyment of my property as well as my family. It is noted that in EIAR chapter 4

4.4.1 Site Establishment that it states:

"Prior to the commencement of any construction, entrances to the Proposed Development site will need to be fully established with appropriate security gates. Access to the site will be via a road which connects to the Western Distributor Road to the north and also via the Kingston Road (R337) to the south.

A site compound inclusive of a parking area for construction worker's vehicles will be provided within the confines of the site. There will be no parking permitted for any vehicles associated with the Proposed Developments construction phase unless agreed with the local authority prior to works inception."

And,

In chapter 4 of the Eiar it further states as follows:

4.4.5 Traffic Measures and Junction Upgrade Works

As outlined in the Traffic and Transportation Assessment which has been prepared by Tobins Consulting Engineers for the Proposed Development, vehicular access to the Proposed Development will be gained via the Altan arm of the Western Distributor Road / Bothar Stiofain / Altan roundabout and from the Kingston Road (R337) at the location of an existing laneway.

As part of the enabling works for the development, vehicular access to the proposed development will be gained from the Western Distributor Road, from an existing roundabout. There is also a second proposed access off the Kingston Road, north of the Galway Golf Club, in the vicinity of an existing laneway. The laneway will undergo upgrade works in accordance with Design Manual for Urban Roads and Streets (DMURS).

Pedestrian paths and cycle routes will be provided throughout the site, linking onto the existing Western Distributor Road and Kingston Road infrastructure"

This seems to mean that Construction Traffic will be travelling and using the Laneway onto the Kingston Road which also services my house. Is this correct. This (if true) would create a very difficult environment for myself, my family and my visitors for 10 years (as per the permission request). The Laneway is narrow and we cannot compete with trucks, diggers, articulated trucks etc on the laneway up to house and competing with them for road use. This is not mentioned in the description of the Application on the Site or Newspaper Notices. Please investigate these matters and refuse permission for the use of the Laneway. This is very important to me and the safety of my family and visitors and the enjoyment of our property.

Galway City Council in a planning Application at my residence (ref. no. 07/107) requested further information stating that inter alia the Sightlines could not be achieved at the junction with the Kingston Road as per the National Roads Authority design Manual for Roads and Bridges. The Junction has not changed so I am of the opinion that there will be great difficulty in achieving it for the large number of Construction Vehicles (if I read the Eiar correctly and I am open to correction on this matter) using this entrance. Could Galway City Council please investigate this matter and reply to me as to whether my interpretation is correct or not as I am only an amateur and I rely on the expertise of Galway City Council in this matter and all matters in relation to this application.

I have already stated my concern in my original submission about up to 665 bicycles onto the Kingston road at the junction. I could not see any sightlines to show that it is safe for them or users of the laneway from my property.

The Road Safety Audit Stage 1 that accompanied the reply to further information states

3.3.1 Access to Dwelling Houses to the North of Kingston Road

Problem: There are vehicular accesses that cross the proposed shared use path close to the Kingston

Road junction. Driver visibility to pedestrians and/or cyclists may be restricted by boundary treatments.

It is noted that a "cyclist dismount" sign is located on the shared use path here. It is likely cyclists will

ignore this sign and continue to cycle through the driveway.

Hazard: Impact with cyclists or pedestrians may result.

Recommendation: The Design Team should ensure suitable driveway visibility is provided.

It also states:

3.2.10 Termination of Active Travel Path

Problem: It is not clear from the design what the cyclists is meant to do at the start and end of the active travel path.

Hazard: Cyclists may cut in front of motorists vehicles when leaving / rejoining the carriageway. Impact between users may result.

Recommendation: The Design Team should redesign the start and ends of the active travel path in order to accommodate a safe transition to/from the carriageway for cyclists.

I may be incorrect but I cannot find where these issues have been remedied. I do not know either the heights of the walls around the cycle path or the division between pedestrians and cyclists and this is of a worry to me.

Would Galway City Council please investigate this matter and provide evidence that this will be safe as I rely fully on your expert advice.

4. REQUEST 5 OF THE FURTHER INFORMATION RELATES TO WILDLIFE AND PLANTING:

I am of the opinion that all areas with the Threadneedle quarter should overlook a green area where control and supervision of these areas can be maintained by the households as I am of the opinion that this is good planning practice.

In the reply to Landscaping queries it is stated as follows:

Planning: There is insufficient space between the retaining wall and the carparking to the southwest of Threadneedle Quarter. A raised planted area is required – raised between wall and parking spaces and sloped down to marry levels (not a raised bed) – to ensure continuity of hedgerow corridor for wildlife in this location.

required – raised between wall and parking spaces and sloped down to marry levels (not a raised bed) – to ensure continuity of hedgerow corridor for wildlife in this location.

•CSR Comment While the available planting width cannot be increased in this location, continuity of the hedgerow corridor will be achieved through the provision of structural tree pits. These will allow tree root systems to extend beneath adjacent car parking and roadway surfaces, ensuring the long-term viability of the proposed planting. These amendments can be seen on drawing 23457-1-100 and 23457-1-105

This of concern to me as in my opinion the statement to allow tree root systems to extend beneath adjacent car parking and road way surfaces may damage said structures and I do not want anything to damage the existing laneway.

It is my opinion that the Applicant has not fully answered all of the requirements of Further Information request and especially in relation to my previous queries on the inclusion of my lands in the EIAR and the Mobility Management Plan.

I attach my original observation and Acknowledgment for same with these observations to show that I have previously made an Observation on this Planning Application and wish that all of these observations along with my previous observations be taken on board in deciding this planning application. Please advise when a decision has been made.

I thank Galway City Council for giving us the opportunity to make this submission on this Planning Application and the reply to further information

Yours Sincerely,



Jerry D'Onofrio