



## Board Direction

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**Ref: 61.247989**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3<sup>rd</sup>, May 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

Having regard to the zoning objective for the site, the pattern of development in the vicinity and the policies of the Galway City Council Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 20th day of December 2016 and by the further plans and particulars received by An Bord Pleanála on the 13th day of March, 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. The proposed extension shall be constructed so that it does not adjoin the front boundary wall and the roof of the extension hereby permitted shall be designed such that the eaves do not overhang the adjoining property and such that water runoff does not flow into the adjacent property.

**Reason:** In the interests of residential amenity.

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

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

Board Member: \_\_\_\_\_ Date: 5<sup>th</sup>, May 2017  
Paddy Keogh