



An
Bord
Pleanála

Board Direction
BD-002211-19
ABP-302364-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the residential zoning provision of the site in the Galway City Development Plan 2017 - 2023 within an area defined as "Established Suburban" and Policy 2.6 which permits infill where the proposal provides reasonable protection of the residential amenities and the character of the area, to the planning history of the site, the height, scale design, layout and use of materials at this prominent corner site at the end of a row of terrace dwellings, the Board considered that subject to compliance with the conditions as set out below, the proposed development would be acceptable in terms of pedestrian and traffic safety and convenience and would not lead to significant overlooking or overbearing of the adjoining property and would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area. As such, the proposal would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development would lead to overlooking and overbearing of the adjoining property, or that it would constitute inappropriate development of the site and would seriously injure the amenities of the area and of property in the vicinity. Furthermore, the Board did not agree that the proposed

development would be contrary to the zoning on the site and policy of the development plan. As such, the proposal would 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, 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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

3. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

4. Water supply and drainage arrangements, including the disposal of surface

water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. CMP1
6. UrbanWaste2
7. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. S.48 UnSpec.

Board Member

Date: 23/01/2019

Stephen Bohan