



An  
Bord  
Pleanála

**Board Direction**  
**BD-001927-18**  
**ABP-302366-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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

### **Reasons and Considerations**

Having regard to pattern of development in the vicinity, the nature, form and design of the proposed development, the residential conservation zoning on the site and compliance with the provisions of the Galway City Development Plan 2017-2023, in particular Section 11.3.1, residential extensions, it is considered the proposed development would not have a negative impact on the visual or residential amenity of the adjoining dwellings or surrounding area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. Development shall be carried out and completed in accordance with the plans and particulars lodged with the application and An Bord Pleanála on the 17<sup>th</sup> of September 2018, 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. Existing dwelling and proposed extension shall be jointly occupied as a single residential unit and no additional subdivision, conversion or change of use shall take place without a further grant of permission.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. Proposed development shall be amended as follows:

Internal rooms and sizes shall be reconfigured to include a reduction in bedrooms to comply with the minimum standards required in "*Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHPLG, 2018)*"

Architectural drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity

4. Water supply and drainage arrangements, including the attenuation and 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

5. 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 residential amenities of property in the vicinity

**Board Member**

**Date:** 12/12/2018

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Paul Hyde