

An
Bord
Pleanála

Board Direction
BD-008004-21
ABP-309047-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2021.

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 the location of the site within the defined Moycullen Settlement Boundary as identified by the Maigh Cuilinn Local Area Plan 2013-2023, the presence of the existing house on lands zoned 'R' residential (Phase 2), the extant permission on site, the nature of the alterations to this extant permission now, the secluded and screened nature of the receiving environment, the pattern of development in the vicinity and the provisions of Section 3.5.3 of the Galway County Development Plan 2015-2021, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be an acceptable form of development at this location. 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 06th day of November 2020 and by the further plans and particulars received by An Bord Pleanála on the 23rd day of December 2020, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 24th day of June 2013 (PL Reg. Ref. No. 12/1637, as extended by PL. Reg. Ref. No. 18/415), and any agreements entered into thereunder.

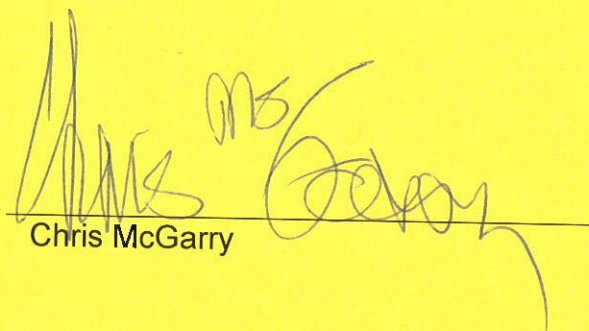
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The proposed development shall be amended as follows:
 - a. A 1.8 metre high obscured screening shall be provided to the north boundary of the balcony.

Reason: In the interests of residential amenity.

Note: the Board noted the wording of a condition as recommended by the Inspector, relating to compliance with condition no. 3 of PL Reg. Ref. No. 12/1637, as extended by PL. Reg. Ref. No. 18/415. The Board agreed with the view of the Inspector in this regard, but determined that this issue is captured under condition no. 2 as set out above.

Board Member


Chris McGarry

Date: 26/04/2021

