



An  
Bord  
Pleanála

**Board Direction**  
**BD-014445-23**  
**ABP-314453-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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 provisions of the Galway County Development Plan 2022-2028, the Ballinasloe Local Area Plan 2022 - 2028 and to the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on European sites in the vicinity, and, would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 1. | The development shall be retained/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 with the Planning |
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	<p>Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The development hereby permitted shall restricted to that as described in the public notices.</p> <p><b>Reason:</b> In the interest of clarity.</p>
3.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>Prior to commencement of development, the developer shall enter into water and waste water connection agreement(s) with Uisce Éireann.</p> <p><b>Reason:</b> In the interest of public health.</p>
5.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
6.	<p>The external finishes of the dwelling shall comprise slate/tile of blue/black colour for the roof and neutral coloured render/or red brick for the external walls, unless otherwise agreed in writing with the Planning Authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>

**Board Member**

  
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Mary Henchy

**Date:** 03/11/2023



