

An
Bord
Pleanála

Board Direction
BD-012749-23
ABP-314613-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

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 Galway City Development Plan 2023 – 2029 and the pattern of development in the area, it is considered that, subject to conditions, the proposal would be compatible with the visual and residential amenities of the area. It would also afford a good standard of amenity to future occupiers. Consequently, this proposal would fulfil the residential zoning objective for the site. Proposed access arrangements would be satisfactory. No water or Appropriate Assessment issues would arise. The proposal would, therefore, accord with the proper planning and sustainable development of the area.

Conditions

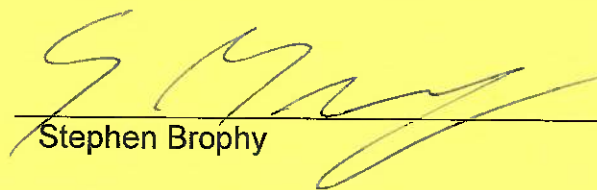
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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 5th day of July 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The front elevation of the proposed dwelling house and the front boundary wall shall be as shown in the originally submitted plans, except for the car port canopy, which shall be omitted.</p> <p>(b) The proposed second floor living room shall have a floor-to-ceiling height of 2.5 metres and the parapet height over this room shall be 25.67 metres over datum. Any consequential changes of this alteration in floor-to-ceiling height for the proposed dwelling house shall be made explicit.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling house, boundary treatments, and paved surfaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.</p> <p>Reason: In the interest of public health.</p>

5.	<p>The footpath adjoining the proposed vehicular access to the site shall be dished in accordance with the requirements of the planning authority.</p> <p>Reason: In the interest of pedestrian safety.</p>
6.	<p>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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
8.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:200 showing –</p> <p>(i) Existing trees, specifying which are proposed for retention as features of the site landscaping,</p> <p>(ii) The measures to be put in place for the protection of these landscape features during the construction period,</p> <p>(iii) The species, variety, number, size and locations of all proposed trees and shrubs, and</p>

	<p>(vi) Hard landscaping works, specifying surfacing materials and finished levels.</p> <p>(b) Specifications for mounding, levelling, cultivation, and other operations associated with plant and grass establishment</p> <p>(c) A timescale for implementation</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development.</p> <p>Reason: In the interest of residential and visual amenity.</p>
9.	<p>The proposed dwelling house shall be used as a single dwelling only.</p> <p>Reason: In the interest of residential amenity.</p>

Board Member



 Stephen Brophy

Date: 04/07/2023