



An
Bord
Pleanála

Board Direction
BD-015136-24
ABP-315320-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

The Board decided to make a split decision, to

- (1) grant permission, for the proposed works to the house and site for the following reasons and considerations and subject to the following conditions for

Reasons and Considerations

Having regard to the Galway City Development Plan 2023 – 2029, it is considered that the proposed works to the existing house and site would, subject to conditions, accord with the residential zoning of the site. These works would enhance the amenities of the house and its site, and they would be compatible with the visual and residential amenities of the area. No Appropriate Assessment issues would arise. The proposed works to the existing house and site would thus accord with the proper planning and sustainable development of the area.

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| 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. |
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2.	(a) The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. (b) The external finishes of the proposed domestic shed/store, walls along the northern boundary, and walls within the site shall be agreed in writing with the Planning Authority, prior to the commencement of development. Reason: In the interest of visual amenity.
3.	The design of the roof and rainwater goods of the proposed domestic shed/store shall be such that they do not overhang the adjoining property and rainwater run-off shall not flow onto this property. Reason: In the interest of residential amenity.
4.	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.

and

(2) refuse permission for the retention of the raised roadside boundary walls, generally, in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to Section 4.4.5 of the Design Manual for Urban Roads and Streets and Section 11.3.1 of the Galway City Development Plan 2023 – 2029, it is considered that the retention of the raised roadside boundary walls on the site would prevent the availability of the requisite visibility splay for drivers exiting Clybaun Court onto Clybuan Road. Consequently, the retention of the raised boundary walls, as proposed, would endanger road safety by reason of traffic hazard and would, therefore be contrary to the proper planning and sustainable development of the area.

Board Member:



 Mary Henchy

Date: 22/01/2024