

An
Bord
Pleanála

Board Direction
BD-014378-23
ABP-315403-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition numbers 1 and 3 as follows:

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 4th day of May 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 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.

3. (a) The proposed materials and finishes shall be as indicated on the plans and particulars received by the Planning Authority on 7th April 2022 and the 4th May 2022, unless otherwise agreed in writing with the Planning Authority.

(b) The proposed windows shall be of powder coated aluminium or timber framed or non-white uPVC, unless otherwise agreed in writing with the Planning Authority.

(c) The external door shall be of timber construction unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development on site.


(d) The colour of the soffit/fascia & rainwater goods shall be dark in colour.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the design and scale of the proposed extension to a derelict dwelling, and Objective RH 7 Renovation of Existing Derelict Dwelling of the Galway County Development Plan 2022-2028, it is considered that the proposed extension fully meets all the requirements with respect to the renovation, restoration and modification of an existing derelict dwelling in this area designated as a special coastal landscape, would provide an acceptable level of residential amenity and would be in accordance with the proper planning and sustainable development of the area.

Board Member:


Una Crosse

Date: 27/10/2023