

An
Bord
Pleanála

Board Direction
BD-015349-24
ABP-315478-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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

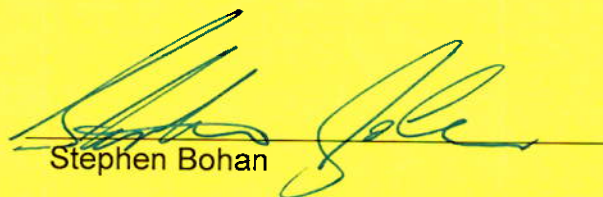
Having regard to the Galway City Development Plan 2023 – 2029 and the emerging pattern of residential development at Lakeview Hill, it is considered that, subject to conditions, the proposed change of house type on the site would fulfil the R2 zoning objective for the site in the Development Plan. This dwelling house would be compatible with the visual and residential amenities of the area. It would thus accord with the proper planning and sustainable development of the area.

Conditions

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| 1. | <p>The proposed 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.</p> <p>Reason: In the interest of clarity.</p> |
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2.	<p>Except insofar as they are modified by the conditions set out below, the development shall be carried out in accordance with the conditions attached to the planning permission granted to application reg. no. 19/250.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>The proposed development shall be amended as follows:</p> <p>The entire exposed eastern side of the balcony over the playroom shall be enclosed by means of a privacy screen to a height of 1.8m above the floor level of the balcony.</p> <p>Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.</p> <p>Reason: In order to safeguard residential amenity.</p>
4.	<p>Prior to the commencement of development, a landscaping scheme for the planting of indigenous tree and hedge species along the north-eastern boundary of the site shall be submitted to, and agreed in writing with the Planning Authority. This scheme shall be implemented no later than the first available planting season following the substantial completion of the development.</p> <p>Any trees which die, are removed or become seriously damaged or diseased, within a period of 5 years from being planted shall be replaced within the next available planting season with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of visual and residential amenity.</p>
5.	S.48

Board Member



Stephen Bohan

Date: 06/02/2024