



An
Bord
Pleanála

Board Direction
BD-018220-24
ABP-318614-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2024.

The Board decided to grant permission for retention 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 location of the site within a rural area, to the compliance with the policies and objectives of the Galway County Development Plan 2022-2028, specifically policy objective RD3 and DM Standards 4 and 6 in relation to domestic extensions and garages, to the previous planning permission that pertained to the site under planning reference 19/32, the appropriate scale and design of the extensions and alterations, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the residential or visual amenities of the area or property in the vicinity nor adversely impact upon the integrity of any European sites. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted to the planning authority on the 21st day of October

2023, 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.

2. The domestic garage shall be used for domestic storage purposes only and shall not be used as a habitable room or for commercial purposes. The shed shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the property in the interest of residential amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

4. The mature hedgerows, walled boundaries and fencing along the appeal site boundaries shall be maintained in situ.

Reason: In the interest of visual amenity.

5. The development shall be served by the wastewater treatment system and percolation area which shall be retained and maintained in accordance with the details received with the planning application on the 11th day of March 2023, and shall be in accordance with the requirements of the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) " – Environmental Protection Agency, 2021. No

other system shall be installed unless agreed in writing with the planning authority.

Reason: In the interest of public health and to prevent water pollution.

6. The landscaping scheme as submitted to the planning authority on the 11th day of March, 2023 shall be carried out within the first planting season following substantial completion of external construction works. 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 shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

Board Member


Eamonn James Kelly

Date: 18/11/2024