



An
Bord
Pleanála

Board Direction
BD-017272-24
ABP-318927-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2024.

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

The proposed development as set out complies with Section 11.3.1 (i) of the Galway City Development Plan namely in that the design and layout of the proposed extensions complement the character and form of the existing building and have regard to its context and adjacent residential amenities. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the amenities of the area or the residential amenities of properties in the vicinity. The proposed development would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars received by An Bord Pleanála on the 25th of January 2024 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. **Replace text of this condition 2 with standard condition** "Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be used solely as ancillary to the adjoining use on site (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity"

3. Prior to completion of the proposed extension and use of terrace area, the proposed side screens shall be erected in accordance with the plans and particulars submitted with the application. The non amenity roof area shall be accessible for maintenance purposes only. Photographic detail of these completed works shall be submitted for the written agreement of the planning authority.

Reason: In the interest of residential amenity and proper planning and sustainable development.

4. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. Surface water shall discharge to a suitably designed soakaway in the rear garden.
(b) No part of the development including rainwater goods shall overhang any adjoining property.

Reason - In the interest of proper planning and orderly development

5. The developer shall ensure that all construction activity within this site shall comply with the following:
 - i. All construction activity shall be restricted to the following:

- Between 0700 hours and 1800 hours Monday to Friday
 - Between 0900 hours and 1300 hours Saturday unless otherwise agreed in writing with Galway City Council.
 - No works shall take place on Sundays, Bank Holidays or Public Holidays.
 - The site may be opened 30 minutes prior to the above outlined times in order to facilitate the arrival of workers, however no activity shall take place during this time.
 - Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.
- ii. In the event that rock breaking is required on the site, a schedule of works including mitigating measures and the hours and days of operations shall be submitted for the agreement of the Planning Authority in writing.
- iii. Any alterations to public services, public areas or utilities necessitated by the development shall be carried at the developers expense having firstly obtained the agreement in writing of Galway City Council or other public bodies responsible for utilities.
- iv. All works shall be carried out in accordance with the requirements for "Site Development Works for Housing Areas" as issued by the Department of the Environment, Heritage and Local Government unless required otherwise by Galway City Council in which case Galway City Council Standards apply.

Reason: In the interest of residential amenity and the proper planning and sustainable development

6. 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:
- A) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;

B) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.

Off-site disposal of construction/demolition waste

C) Details of how it is proposed to manage excavated soil.

D) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

E) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority. The developer shall provide contact details for the public to make complaints during construction and provide a record of any such complaints and its response to them, which may also be inspected by the planning authority.

Reason: In the interest of amenities, public health and safety

Board Member



Liam Bergin

Date: 20/08/2024