

An
Bord
Pleanála

Board Direction
BD-017330-24
ABP-319014-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

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 (K) of the Galway City Development Plan 2023-2029 as the proposed unit is an integral part of the main dwelling and capable of re-assimilation into the dwelling. Having regard to the design and layout of the structure as well as the details supplied in relation to the intended occupier of the self-contained unit, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the residential amenities of properties in the vicinity and would not pose an unacceptable risk to road users. 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 the planning authority 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 independent family unit for a family member(s) shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.

Reason - In the interest of residential amenity and to control the density of residential units.

3. The self-contained unit hereby approved, shall not be used for short term lettings as defined in the Planning and Development Act 2000 (exempted Development) (No.2) Regulations 2019

Reason: In the interest of 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.

Reason: In the interest of traffic safety and to prevent pollution.


5. 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. [Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The construction of the development shall be managed in accordance with a Construction Environment 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 the intended construction practice for the proposed development, including hours of working, traffic management during the construction phase, noise management measures and off-site disposal of construction/demolition waste, as well as protective measures to be employed during the construction of the access track with respect to boundary hedgerow.

Reason: In the interests of public safety and amenity.

Board Member



Joe Boland

Date: 29/08/2024