

An
Bord
Pleanála

Board Direction
BD-019342-25
ABP-319590-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/03/2025.

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 information submitted with the application and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site and the policies with respect of residential extensions as set out in the Galway City Development Plan 2023 – 2029, would not be injurious to the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out 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.

Reason: In the interest of clarity.

2. This permission does not include for a new garden wall as described in the development description and in this respect party boundaries shall remain as is unless otherwise altered by way of a new planning application or by way of works which are exempt from planning permission under Class 5 of Part 1 of the Second Schedule of the Planning and Development Regulations 2001 as amended.

Reason: To define the scope of the permission

3. The windows serving the proposed first floor bedrooms on the northwest elevation shall be omitted and the proposed first floor toilet window shall be top hung, restricted and of opaque glass.

Reason: In the interests of the protection of the residential amenities of adjacent properties.

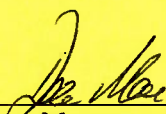
4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of adjoining property in the vicinity

Board Member



Declan Moore

Date: 31/03/2025