



An
Bord
Pleanála

Board Direction
BD-019071-25
ABP-320612-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2025.

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 amendments to the development of the external facade of the existing dwelling to be retained it is considered the amendments comply with the provisions of the Galway City Development Plan 2023-2029. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the surrounding area, would not be visually detrimental to the area, would not impact negatively upon the current levels of residential amenity enjoyed at this location and is in keeping with the proper and sustainable development of the area.

Note:

In not accepting the recommended conditions of the Inspector the Board was satisfied that the amendments to the external façade of the existing dwelling represented minor changes to the development which would not render the existing dwelling inconsistent with the other premises in the residential neighbourhood and would not seriously injure residential amenity in the area.

Conditions

1.	<p>The development to the external façade of the existing dwelling shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 2nd day of July, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>For the avoidance of doubt, the applicant shall submit revised floor plans and drawings to the planning authority within three months showing the following amendments to the external façade of the existing dwelling as per drawing 73.08.04A dated the 3rd of December 2008 under planning application Ref. No. 08/709:</p> <ul style="list-style-type: none">i. 1 no. additional roof light along the rear elevation.ii. 1 no. window at ground floor level along the rear elevation.iii. 1 no. window at ground floor level along the southern elevation.iv. 1 no. window at ground floor level along the northern elevation.v. A new side entrance door along the northern elevation. <p>Reason: In the interests of orderly development and to clarify the plans and particulars for which retention permission is granted</p>
3.	<p>The property shall be used as a single dwelling unit only.</p> <p>Reason: In the interest of residential amenity</p>

Board Member


Mick Long

Date: 03/03/2025