

An
Bord
Pleanála

Board Direction
BD-018831-25
ABP-320976-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2025.

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 zoning of the subject site "to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods" (Zoning Objective R) in the Galway City Development Plan 2023-2029, general compliance with the relevant development management standards as set out in the Galway City Development Plan 2023-2029, and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not significantly detract from the residential or visual amenities of the area, would be acceptable in terms of traffic and pedestrian safety, and 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 lodged with the application, as amended by further plans and particulars received by the planning authority on the 5th day of June 2024, and as further amended by plans and particulars received by the planning authority on the 8^h day of August 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 interests of clarity

2. Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

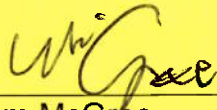
3. Surface water arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interests of public health

4. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

Board Member



Liam McGree

Date: 06/02/2025