



An
Coimisiún
Pleanála

Direction
CD-020974-25
ACP-323127-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/10/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:



Emer Maughan

Date: 15/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Tuam Local Area Plan 2023-2029 and to the planning history of the application site, it is considered that, subject to adherence to the conditions set out below, the retention of the building at the rear of the site for purposes ancillary to the enjoyment of the dwelling at the front of the site would not seriously injure the amenities of the area and of adjoining property. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development and the development proposed to be retained shall be completed 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 the institution of any use within the building and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The building hereby permitted shall be used solely for purposes associated with and ancillary to the enjoyment of the existing residential dwelling on the site. In particular, it shall not be used as bedroom accommodation or for any commercial purpose and shall not be open to visiting members of the public.

Reason: In the interests of clarity and orderly development.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. All surface water generated by the development shall be disposed of within the site and shall not be discharged on to the public road or adjoining properties. Prior to the recommencement of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

4. No further works shall be carried out until the developer has submitted to, and agreed in writing with the planning authority, a Construction Management Plan,

which shall be adhered to thereafter. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of public safety and amenity.

5. The building shall not be brought into use for any purpose until:
 - (a) The applicant has submitted to, and agreed in writing with, the planning authority proposals for boundary screens of at least 1.8 metres in height to be erected within the site along the north-western and south-eastern side boundaries parallel to and spanning the entirety of the building hereby approved.
 - (b) The planning authority has certified, following receipt of photographic evidence from the applicant, that the screens have been provided to its satisfaction. The screens shall be maintained in perpetuity thereafter.

Reason: In the interest of residential amenity.