



An
Coimisiún
Pleanála

Direction
CD-021802-26
ACP-323373-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/01/2026.

The Commission decided to make a split decision, to

- (1) grant permission to retain the single storey extensions and other minor changes to the previous approved house, on part of the previously approved site (register reference 98/1026) at Westport Road, Clifden, County Galway generally in accordance with the Inspector's recommendation for the following reasons and considerations at (1) and subject to the following conditions.

and

- (2) refuse permission for the revised vehicular access and parking arrangement for a previously approved house for the following reasons and considerations at (2).

Planning

Commissioner:

Mick Long

Date: 23/01/2026

DRAFT WORDING FOR ORDER

(1) Reasons and Considerations

Having regard to the zoning of the site and the permitted and existing development/uses thereon, it is considered that the extensions to be retained would not detract from the character of the dwelling or amenities of property in the vicinity

and would comply with DM Standard 4 House Extensions (Urban and Rural) of the Galway County Development Plan 2022-2028. The retention of the development would, therefore, subject to compliance with the conditions set out below, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars submitted with the planning application.

Reason: To clarify the plans and particulars for which permission is granted.

(2) Reasons and Considerations

Having regard to the proposed revised vehicular access and parking arrangements to serve the existing dwelling, the Commission considered that the proposed development in the absence of a formalised and secure vehicular route of passage from the proposed revised site boundary to the public road network would constitute a substandard arrangement with potential for conflict to arise between traffic utilising the commercial development, permitted under file reference no. 98/1026 and traffic egressing from the existing dwelling. The proposed development would therefore present an overall discordant arrangement with undue risk of traffic hazard, would not comply with DM Standard 31: Parking Standards of the Galway County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant the revised vehicular access and parking arrangements the Commission was not satisfied the proposed access arrangements and parking would not prejudice the permitted use of the subject property or adjoining property and would lead to traffic hazard and pedestrian safety on the site.