

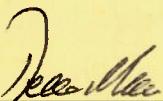
An
Coimisiún
Pleanála

Direction
CD-021685-26
ACP-323710-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/01/2026.

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:


Declan Moore

Date: 12/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the established use of the site for residential purposes it is considered that subject to compliance with the conditions set out below, the proposed development would not impact negatively on the visual or residential amenities of the area, would not detract from the Galway Bay Scenic Route or protected views in the locality and would be in accordance with the provisions of the Galway County Development Plan 2022-2028. The proposed development would not, therefore, be contrary to 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 as amended by the further plans and particulars submitted on the 19th day of August 2025 and by further plans and particulars received by An Coimisiún Pleanála on the 21st day of October 2025, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity

2. The ridge level of the existing house shall not be increased by more than 300mm above its existing level. Prior to any development taking place on the site, the developer shall submit for the written approval of the planning authority revised plans and particulars to an appropriate scale showing existing finished floor level and the ridge level of the existing house referenced to Ordnance Datum, together with the proposed increased ridge line height by 300mm.

Reason: In the interests of clarity.

3. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit. It shall not be sub-divided or used for any commercial purposes, and shall not be sold, let, leased or otherwise transferred or conveyed, by way of sale, letting or otherwise, save as part of a single dwelling unit.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. The ensuite bathroom window in the west elevation shall be fitted and permanently maintained with opaque glass.

Reason: In the interests of residential amenity.

- 5. The first-floor balcony shall be provided with a 1.8m high privacy screen fitted with opaque glass to the eastern and western elevations, and a standard height screen to the northern elevation.

Reason: To protect the residential amenity of adjoining property.

6. Details of the external finishes of the development to include details of materials, texture and colour, including windows, doors and rainwater goods shall be submitted to and agreed in writing with the planning authority prior to commencement of the development. Any stonework shall be constructed of natural stone local to the area. The use of white uPVC shall not be permitted on windows, doors, fascias, soffits and guttering.

Reason: In the interests of visual amenity.

7. Site development and building works shall be carried out only between the hours of 07.00 to 19.00 hrs Mondays to Fridays, 08.00 to 14.00 hrs on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances when prior written approval has been received from the planning authority/

Reason: In order to safeguard the amenities of property in the vicinity.