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Coimisiún  
Pleanála

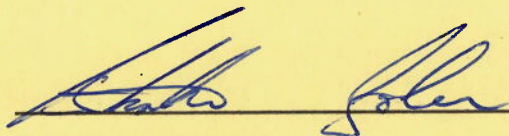
**Commission Direction**  
**CD-000226**  
**PL-500208-GC-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 04 March 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:**

  
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**Stephen Bohan**

**Date:**

**7<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature of the development, the existing residential use on the site; the design, nature and scale of the proposed development and the

pattern and character of development in the vicinity; the planning history of the site and to 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 have a significant adverse effect and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property and would be acceptable in terms of traffic safety and convenience. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained and completed in accordance with the drawings and particulars as received by the Planning Authority on the 14th day of August 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The development, dwelling house and granny flat shall be used as a single dwelling unit only, the granny flat shall revert to use as part of the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be sub-divided

Reason: To protect the residential amenities of the area.

3. The storage shed hereby permitted shall not be used for commercial purposes or for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse as such and no change of use shall take place without a prior grant of Planning Permission

Reason: In the interest of proper planning and sustainable development

4. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. The entrances to the development shall be completed in accordance with the site layout plan as received by the Planning Authority on the 14th day of August 2025.

Reason: In the interest of clarity

6. The proposed first floor rear southern elevation Velux windows shall be glazed in obscure glass as displayed on submitted drawings prior to the occupation of the property.

Reason: In the interest of safeguarding existing residential amenities public health

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

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

8. Any alterations to public services, public areas or utilities necessitated by the development shall be carried out at the developers' expense having firstly obtained the agreement in writing of the Planning Authority or other public bodies responsible for such areas or utilities, before any alterations are carried out.

Reason: In the interest of public safety and the proper planning and sustainable development.