

The submissions on this file and the Inspector's report were considered at a meeting held on 24 April 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order

Reasons and Considerations

Having regard to the nature, scale and extent of the development proposed to be retained, the existing pattern of development in the wider area, and the provisions of the Galway City Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, 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 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following requirements shall be complied with:

(a) The development shall be retained in accordance with the Proposed Site Layout (reference number E049/02/ACP/01) as received by An Coimisiún Pleanála on the 15th day of January, 2026 and providing for the removal of the hard surfacing and the provision of areas of grass to the front and rear of the existing garage.

(b) In addition, a 3.0-metre-wide linear grass strip shall be provided, extending from the grass area in front of the garage to the south-western boundary of the site with 9 Gort Gréine, running adjacent with the north-western boundary wall of the property.

(c) All works to achieve the foregoing shall be completed on site within six months of the date of this Order. Confirmation, including photographic evidence of completion, shall be submitted to the planning authority for written agreement on completion of the works.

Reason: To assist the disposal of surface water.

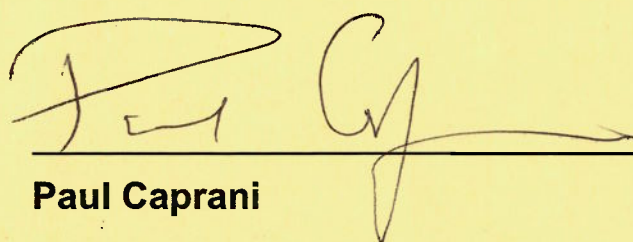
3. The dwelling and extensions proposed to be retained shall be occupied as a single residential unit.

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

4. No surface water shall drain from the site onto the public road or to third-party properties.

Reason: In the interest of orderly development.

Planning Commissioner:



Paul Caprani

Date:

29th day of April 2026