



An
Coimisiún
Pleanála

Commission Direction
CD-000609
PL-500700-GY-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 May 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, for the reasons and considerations below, and subject to the conditions set out below.

Planning Commissioner:



MaryRose McGovern

Date:

26th day of May 2026

Reasons and Considerations

Having regard to the "Residential Existing" zoning of the subject site, the provisions of the Galway County Development Plan 2022-2028, and the Athenry Local Area Plan 2024-2030, in particular Policy Objective ASP 7 which states that within the settlement boundary, small scale limited infill housing development will be considered in appropriate sites, and Policy Objective ASP 9, which supports the

delivery of homes within the built-up footprint of the settlement, and having regard to the design, scale and layout of the proposed development, and the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an appropriate form of residential use and would not adversely impact the existing residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of December 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater connection network.

Reason: In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these

time will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of property in the vicinity.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

4. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed dwelling and boundary treatments, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be located underground.

Reason: In the interest of orderly development and the visual amenities of the area.

6. Landscaping to the subject site shall comprise native tree/plant species only.

Reason: In the interests of the visual amenity of the area.

7. The developer shall pay to the planning authority a financial contribution of in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or in default of such agreement, the matter shall be

referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.